

HARMONY TOWNSHIP COMMITTEE
REGULAR MEETING
February 7 , 2023 @ 6:00 p.m.

A G E N D A

CALL TO ORDER BY MAYOR

**OPEN PUBLIC MEETINGS
STATEMENT**

PLEDGE OF ALLEGIANCE

ROLL CALL:

CONSENT AGENDA:

MOTION TO APPROVE THE CONSENT AGENDA WHICH INCLUDES THE
FOLLOWING WHEN AVAILABLE

Reports: Attorney Report
 -Class VI Cannabis Delivery License Memo 1/30/23
 -Water Runoff on Demeter Road Memo 1/23/23

Engineer Report

Zoning Report

Minutes: January 10, 2023
 December 28, 2022

Resolutions:

- R:23-11; Authorizing Engineering and Land Planning Associates, Inc. (E&LP) to apply for grant funding by the NJDEP for site assessment at River Road (Block 39, Lot 27) in Harmony Township
- R:23-12; A resolution authorizing release of original Maintenance Surety Bond for NJR Clean Energy Ventures II Corp regarding the Harmony Solar, LLC project (Block 44, Lot 10) in the amount of \$17,739.36

CORRESPONDENCE

1. Warren County Board Of Commissioners Resolution 160-21; A resolution creating a Bicentennial historic marker grant program for Warren County Municipalities
2. Township of Washington Ordinance 2023-04 to amend and supplement chapter 23, "zoning" of the code section 123-2 B. Residential Agriculture

NEW BUSINESS:

1. Harmony Sand and Gravel 2023 Operating Permit
2. Request from Greg Collins to display Harmony speedway memorabilia in the municipal building
3. Statewide Insurance recommendation to amend personnel policies for Drug and Alcohol

OLD BUSINESS:

1. O:01-23; Consideration and Public Hearing of Ordinance
2. O:02-23; Consideration and Public Hearing of Ordinance
3. Township Wide Clean Up Week is scheduled for week of May 8-13
4. Township Wide Yard Sale is scheduled for May 5-6-7
5. March Township Committee meeting start time now is 4:30 for budget workshop which will be followed by regular Township business meeting without delay

VOUCHERS: Approve payment of Vouchers

BOARD OF HEALTH NEW BUSINESS:

- Approval of Food Handlers License
 - Warren County Farmers Fair

PUBLIC COMMENTS:

ADJOURN

Motion to adjourn

NOTICE

*** This Agenda is subject to change by order of the Harmony Township Committee before, and / or during the scheduled meeting ***

HARMONY TOWNSHIP

R:23-11

**AUTHORIZING ENGINEERING & LAND PLANNING ASSOCIATES, INC. (E&LP) TO
APPLY FOR GRANT FUNDING BY THE NEW JERSEY DEPARTMENT OF
ENVIRONMENTAL PROTECTION FOR SITE ASSESSMENT AT RIVER ROAD
(BLOCK 39 , LOT 27) IN HARMONY TOWNSHIP, NEW JERSEY**

WHEREAS, the State of New Jersey Department of Environmental Protection through the Hazardous Discharge Site Remediation Fund, has grant funds available to municipalities for the purpose of funding preliminary assessments, site investigations and/or remedial investigations to determine the existence or extent of hazardous substance discharge conditions on properties; and

WHEREAS, the Township of Harmony wishes to conduct a preliminary assessment, site investigation and /or remedial investigations with respect to the property owned by the Township Harmony located at River Road, known as Trans Mix Sand & Gravel Quarry and designated as Block 39, Lot 27;

WHEREAS, E&LP is qualified to prepare and submit all Applications for such funding; and

WHEREAS, the Township of Harmony has acquired the property by voluntary conveyance;

NOW THEREFORE BE IT RESOLVED by the Committee of the Township of Harmony, in the County of Warren, and State of New Jersey as follows:

1. E&LP, Inc. is hereby authorized and directed to apply for grant funding in order to conduct preliminary assessments, site investigation, and or/remedial investigations for the above-described parcel.
2. The Mayor and Township Clerk of Harmony are authorized to execute any and all documents necessary in order to apply for the aforesaid grant.
3. In the event that funding is approved pursuant to a grant issued in favor of the Township of Harmony, E&LP shall be authorized and directed to implement preliminary assessments, site investigations and/or remedial investigations for the above-described parcel in accordance with a contract to be approved by the Township and the NJDEP, but only to the extent that NJDEP grant funds are available for payment for the aforesaid services.
4. That the Township is committed to the redevelopment of Block 39, Lot 27 located at River Road, Harmony, New Jersey within three years from the completion of the remediation.

I, Kelley D. Smith, Municipal Clerk of the Township of Harmony, do hereby certify the foregoing to be a true copy of a Resolution adopted by the Harmony Township Committee at a meeting held on February 7, 2023.

Kelley Smith, Municipal Clerk

February Mtg.

CIVIL ENGINEERING
WATER RESOURCES
ENVIRONMENTAL
SURVEYING
LANDSCAPE ARCHITECTURE

HAZARDOUS DISCHARGE SITE REMEDIATION FUND
INFORMATIONAL MEMO

Engineering & Land Planning Associates, Inc. (E&LP) has extensive first-hand experience with the broad range of Hazardous Discharge Site Remediation Fund (HDSRF) Applications, including Investigation Grants (Preliminary Assessment or PA, Site Investigation or SI and Remedial Investigation or RI phases of work) and Remediation Grants (Remedial Action phase of work with Open Space/Recreation, Affordable Housing and/or Renewable Energy end uses). E&LP has worked closely with and has developed key professional relationships with important decision makers within the Brownfield agencies including the NJDEP's Office of Brownfield and Community Revitalization (OBCR), the HDSRF group and NJEDA.

Grant Eligibility

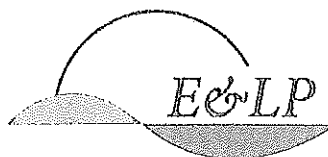
1. HDSRF Investigation Grants (PA, SI and RI phases); 100% of costs covered by grant
 - a. Applicant must have 1) tax sale certificate, 2) voluntarily acquired through foreclosure or similar means, 3) own site or 4) pass a resolution stating an intent to acquire site by voluntary conveyance or other means provided by law for redevelopment purposes.
 - b. Applicant must pass redevelopment plan or commit that the site will be redevelopment within 3 years after the remediation is completed.
2. HDSRF Remedial Action Grants (RA phase) available only if end use is Affordable Housing (50% costs covered by grant) or Recreation/Conservation or Renewable Energy (75% costs covered by grant)
 - a. No ownership interest required
 - b. Applicant must pass redevelopment plan or commit that the site will be redevelopment within 3 years after the remediation is completed
 - c. Rec./Cons. Grants-property must be preserved for conservation or recreation through a development easement or conservation easement or other restriction/easement restricting development

Application Preparation

As part of the application process and at no expense to the municipality, E&LP provides assistance with assembling the application to ensure administrative completeness and confirms that appropriate language is included in resolutions applying for and accepting HDSRF grants. Additionally, E&LP follows through to ensure the NJEDA closing document requirements are fulfilled, specifically guiding the successful grant applicant through the following required steps: \$500 NJEDA application fee (paid by E&LP); the Grant Acceptance Letter to the Mayor; and preparation of all resolutions, contracts, the Schedule C contracting paperwork and execution of the EDA Grant Agreement. E&LP tracks the application with the NJEDA to confirm that all required documents and fees are received and approved.

Cost

E&LP will pay for the initial application fee required by the NJEDA (\$500) and E&LP prepares HDSRF grant applications on behalf of our public sector clients at our cost with the understanding that we will provide the services funded by the grant once awarded to the municipality and that all work will be conducted within the limits of the authorized funds.



Headquarters
140 West Main Street | High Bridge, NJ 08829
T: 908.238.0544

Clinton | Asbury Park | Netcong | Philadelphia

HARMONY TOWNSHIP

R:23-12

**AUTHORIZING RELEASE OF MAINTENANCE SURETY BOND TO NJR CLEAN
ENERGY VENTURE II IN THE AMOUNT OF \$17,739.36**

WHEREAS, as required NJR Clean Energy Venture II posted a Maintenance Surety Bond in the amount of \$17,739.36 for a solar project in Harmony Township located on Block 44, Lot 10;

WHEREAS, on September 4, 2015 the Township Engineer was notified that the facility was completed;

WHEREAS, on September 14, 2015 the Township Engineer provided a memorandum stating that the facility was inspected and required improvements and documents were still outstanding;

WHEREAS, as of February 7, 2023 the Township Engineer and Harmony Township Fire Chief have been satisfied with all requirements at this time and recommend release of the Maintenance Surety Bond;

NOW THEREFORE BE IT RESOLVED by the Committee of the Township of Harmony, in the County of Warren, and State of New Jersey as follows:

1. The Municipal Clerk is directed to release the original Maintenance Surety Bond in the amount of \$17,739.36 to NJR Clean Energy Venture II, having offices at 1415 Wyckoff Road, Wall, NJ 07719.

I, Kelley D. Smith, Municipal Clerk of the Township of Harmony, do hereby certify the foregoing to be a true copy of a Resolution adopted by the Harmony Township Committee at a meeting held on February 7, 2023.

Kelley Smith, Municipal Clerk

**THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF WARREN**
Wayne Dumont, Jr. Administration Building
165 County Route 519, South
Belvidere, NJ 07823

RESOLUTION 160-21

On a motion by Mr. Sarnoski, seconded by Ms. Ciesla, the following resolution was adopted by the Board of County Commissioners of the County of Warren at a meeting held March 24, 2021.

**RESOLUTION CREATING A BICENTENNIAL HISTORIC MARKER
GRANT PROGRAM FOR WARREN COUNTY MUNICIPALITIES**

WHEREAS, the year 2025 is the 200th anniversary of the establishment of Warren County as a distinct political entity, and many special events will take place to recognize Warren County's rich history and culture; and

WHEREAS, the Warren County Board of County Commissioners (the "County Commissioners") encourages public commemoration of this important bicentennial anniversary through activities that educate the populace of Warren County's history and heritage; and

WHEREAS, on May 22, 2019 the County Commissioners created the Warren County Bicentennial Cultural and Heritage Advisory Board (the "Advisory Board") which has responsibilities including "to make recommendations to the County Commissioners for the development of county programs to promote public interest in local and county history, in the arts, and in the cultural values, goals and traditions of the community, the State and the Nation..."; and

WHEREAS, on February 16, 2021, the Advisory Board voted to recommend to the County Commissioners that it create a program to administer \$11,000.00 in grant funding to municipalities within Warren County for the purpose of installing new historic markers in advance of the county's bicentennial commemoration in 2025, to be known as the "Warren County Bicentennial Historic Marker Fund" (the "Fund"); and

WHEREAS, the Advisory Board recommends that each of the twenty-two (22) municipalities in Warren County be eligible to receive a grant towards the costs of new historic markers from the Fund in an amount of \$500.00 or fifty-percent (50%) of allowable costs, whichever is less; and

WHEREAS, the Advisory Board recommends that in order to be eligible to receive a grant from the Fund, municipalities be required to contribute a 50% match towards the historic marker costs; and

WHEREAS, the Advisory Board recommends that costs incurred for the installation of new historic markers or the replacement of existing but deteriorated markers be eligible for funding, provided that proposed markers are not duplicative of other existing makers; and

WHEREAS, the Advisory Board recommends that grants from the Fund be restricted to non-interpretive historic markers because municipalities may still, and are indeed encouraged to, apply to the existing County History Partnership Program ("CHPP") for interpretive signage; and

WHEREAS, the Advisory Board recommends that each historic marker to be installed with funds from the Fund shall include an acknowledgment on the marker of the county's contribution and the bicentennial; and

WHEREAS, the Advisory Board recommends that grants from the Fund be subject to the Advisory Board's approval based upon the criteria specified herein and that the grants be restricted to reimbursement of eligible costs incurred by the municipality (no advancement of funds); and

WHEREAS, the Department of Land Preservation, Division of Cultural and Heritage Affairs, recommends that grants from the Fund be administered through an annual application and approval process beginning in 2021 and running through 2025 or until the Fund has been exhausted; and

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners of the County of Warren as follows:

1. The Board hereby creates a program to administer \$11,000.00 in grant funding to municipalities within Warren County for the purpose of installing new historic markers in advance of the county's bicentennial commemoration in 2025, to be known as the "Warren County Bicentennial Historic Marker Fund" (the "Fund"); and
2. Each of the twenty-two (22) municipalities in Warren County shall be eligible to receive a grant towards the costs of new historic markers from the Fund in an amount of \$500.00 or fifty-percent (50%) of allowable costs, whichever is less, subject to the following terms and restrictions:
 - a. To be eligible to receive a grant from the Fund, a municipality shall contribute a minimum of 50% towards the costs of the approved historic marker(s); and
 - b. Costs incurred by a municipality for the installation of new non-interpretive historic markers or the replacement of existing but deteriorated markers shall be eligible for funding, provided that proposed markers are not duplicative of other existing makers; and
 - c. Costs for interpretive signage or other signage funded through the County History Partnership Program or other programs shall not be eligible; and
 - d. Each historic marker to be installed with funds from the Fund shall include an acknowledgment "Warren County Bicentennial Historic Marker Fund"; and
 - e. Grant awards shall be subject to the review and prior approval by the Warren County Bicentennial Cultural and Heritage Advisory Board in order to ensure compliance with the terms and restrictions contained herein; and
 - f. Grants shall be processed as a reimbursement of costs incurred by the municipality rather than as an advancement of funds; and
3. The Department of Land Preservation, Division of Cultural and Heritage Affairs, shall develop an annual application and approval process beginning this year, 2021, and continuing through the bicentennial, 2025, or until the Fund has been exhausted, or until such time as the County Commissioners modify or terminate the Warren County Historic Marker Fund.

BE IT FURTHER RESOLVED that adequate funds in the amount of \$11,000.00 in the account #43175- 5100 have been certified by the Chief Financial Officer.

RECORDED VOTE: Ms. Ciesla yes, Mr. Sarnoski yes, Mr. Kern yes

I hereby certify the above to be a true copy of a resolution adopted by the Board of County Commissioners of the County of Warren on the date above mentioned.



Alex J. Lazorisak

_____, Clerk

RECEIVED

MAY 2 1973

ORDINANCE NO. 2023-04

TOWNSHIP OF HARMONY
OFFICE OF THE MUNICIPAL CLERK

**ORDINANCE OF THE TOWNSHIP OF WASHINGTON, COUNTY OF WARREN,
STATE OF NEW JERSEY TO AMEND AND SUPPLEMENT CHAPTER 123,
"ZONING" OF THE CODE OF THE TOWNSHIP OF WASHINGTON**

WHEREAS, the Township Committee of the Township of Washington, County of Warren has determined that Chapter 123 Zoning should be supplemented and amended.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Washington, County of Warren, State of New Jersey that Chapter 123 Zoning of the Code of the Township of Washington be supplemented and amended to read as follows:

Section 1:

§ 123-2 Definitions and word usage.

B. RESIDENTIAL AGRICULTURE

The growing and harvesting of plant life or the keeping of farm animals, with no more than six chickens (excluding crowing roosters, guinea fowl, waterfowl, game birds and other fowl including doves, pigeons, ostriches, emu's and the like) on lots with a lots 3.00 acres or less, for the enjoyment of the residents on the lot and not primarily for commercial purposes.

1. The keeping of chickens shall be restricted to one to four family residential properties. Nothing in this chapter shall be construed to permit the keeping of chickens on multifamily residential properties or any commercial or public property.
2. Chickens kept within the Township shall be required to be housed in a chicken enclosure providing adequate shelter and protection from wind, precipitation, sun, cold, and heat with not less than three square feet of interior space per chicken. Chickens shall be permitted to "free range" on residential property, provided the property is enclosed by a fence not less than four feet in height and free of any opening large enough to permit passage of a chicken of any size. Chicken enclosures located on unfenced properties shall be required to include a completely enclosed chicken run attached thereto which provides 10 square feet of space per chicken as well as protection from predators on the top, bottom, and sides constructed of wire cloth, woven wire, or like material. Verification of adequacy of fences and/or chicken enclosures and runs shall be subject to approval by the Zoning Officer with the advice and consent of the Animal Control Officer and in accordance with § 123-16 Poultry and livestock shelters (No poultry or livestock shelter shall be erected nearer than 100 feet to any lot line).
3. Chicken enclosures on any lot shall be located not less than 75 feet from any dwelling house located on any property other than the dwelling house occupied by the owner of the chickens enclosed therein and shall further be located in accordance with any and all regulations regarding the permitting, construction, and location of accessory structures provided for in Chapter 123, Zoning.

4. Chicken enclosures shall be kept in a clean and sanitary condition which will prevent them from becoming a nuisance or annoyance or interfering with the general well-being of other residents of the Township.
5. The keeping of chickens within the Township of Washington shall require a license issued by the Township Clerk, and zoning approval for a chicken enclosure must be obtained as a prerequisite before a chicken-keeping license can be issued.
6. For all lots of 2.99 acres in area or less, the keeping of not more than four chickens shall be permitted. No other type of agricultural animals may be kept on lots of 2.99 acres or less.
7. For all lots of 3.0 acres to 3.99 acres in area, the keeping of not more than six chickens per acre shall be permitted. No other type of agricultural animals may be kept on lots of 3.00 acres or less.

Section 2:

REPEAL

All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

Section 3:

SEVERABILITY

If any section, subsection, clause or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the remaining portions of this ordinance.

This Ordinance shall take effect immediately upon final publication as provided by law.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing Ordinance was introduced to pass on the first reading meeting of the Township Committee of the Township of Washington held on January 18, 2023 and ordered published in accordance with the law. Said Ordinance will be considered for final reading and adoption at a regular meeting of the Township Committee to be held on February 15, 2023 at 6:30 p.m. or as soon thereafter as the Township Committee may hear this Ordinance at the Municipal Building, 211 State Route 31 North, Washington, New Jersey at which time all persons interested may appear for or against the passage of said Ordinance.


Ann Kilduff, RMC
Township Clerk



Engineering,
Planning,
Architecture,
Surveying Inc.

RECEIVED

FEB - 2 2023

TOWNSHIP OF HARMONY
OFFICE OF THE MUNICIPAL CLERK

PROJECT: Harmony Sand & Gravel, Inc./
(Description) Annual Quarry Operating Permit

PROJECT NO: # 2.3432.0

DATE: February 1, 2023

TO: Township of Harmony
3003 Belvidere Road
Phillipsburg, New Jersey 08865

If enclosures are not as noted, please
inform us immediately.

ATTN: Ms. Courtney Morrow, Deputy Clerk

If checked below, please:
☐ Acknowledge receipt of enclosures.
☐ Return enclosures to us.

WE TRANSMIT:

☒ Herewith ☐ In accordance with your request
☐ Under separate cover ☒ Via: **Email & UPS Overnight**

FOR YOUR:

☒ Approval ☐ Distribution to Parties ☐ Information
☐ Review & Comment ☐ Record
☐ Use ☐ Invoice

THE FOLLOWING:

☒ Drawings ☐ Shop Drawing Prints ☐ Samples
☐ Specifications ☐ Shop Drawing Reproducibles ☐ Product Literature
☐ Change Order ☐ Samples ☒ Document

SETS	DATE	REV #	DESCRIPTION	ACTION
4	1/30/23		2023 Mine License Renewal Drawings for Harmony, Sand and Gravel, Inc.	E
1	2/1/23		Bonding Cost Estimates	E
1	2/1/23		Application for Operation of Sand and Gravel Pits and Other Industrial Excavations in Harmony Township	E

ACTION: A. Action indicated on item transmitted D. For signature and forwarding as
B. No action required noted below under REMARKS
C. For signature and return to this office E. See REMARKS below

REMARKS: For review by the Township Engineer, Mr. Michael Finelli. A copy has been submitted directly
to him via email and overnight delivery.

COPIES TO:

File #2.3432.0, w/att.
Mr. Kyle Clauss, Esq., w/att. (Via Email)
Mr. Pat Smith, w/att. (Via UPS Overnight)
Steven P Gruenberg, Esq., w/att. (Via UPS Overnight)
Mr. Brian Tipton, w/att. (Via Email)
Ms. Diane Yamrock, w/att. (Via Email)
Mr. Rick Cornely, w/att. (Via Email)
Mr. Michael Finelli, P.E., w/att. (via: UPS Overnight)
Scott M. Wilhelm, Esq., w/att. (via: UPS Overnight)
Mr. Richard Hummer, Jr., w/att. (via: UPS Overnight)

By: Ronald Panicucci, P.E.

RP:\p\300-EE\3400-3499\3432\3432.0\Admin\Transmittals\2023\343201Morrow020123.docx

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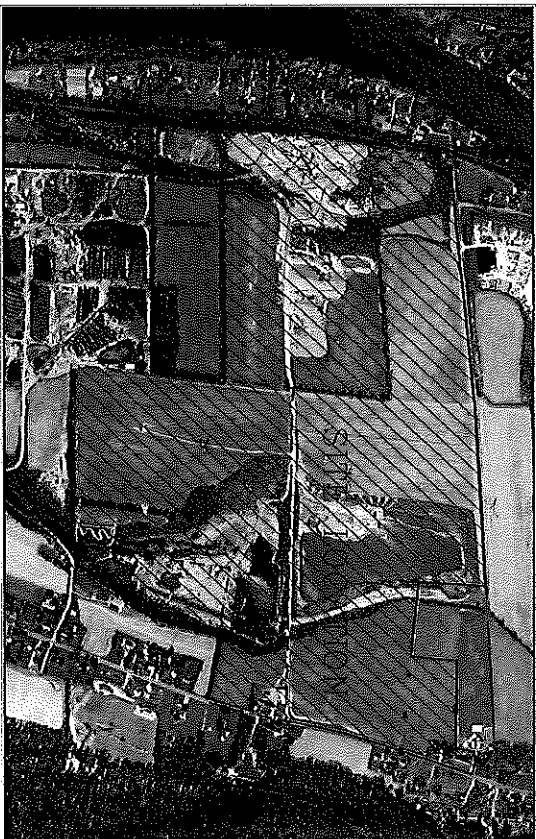
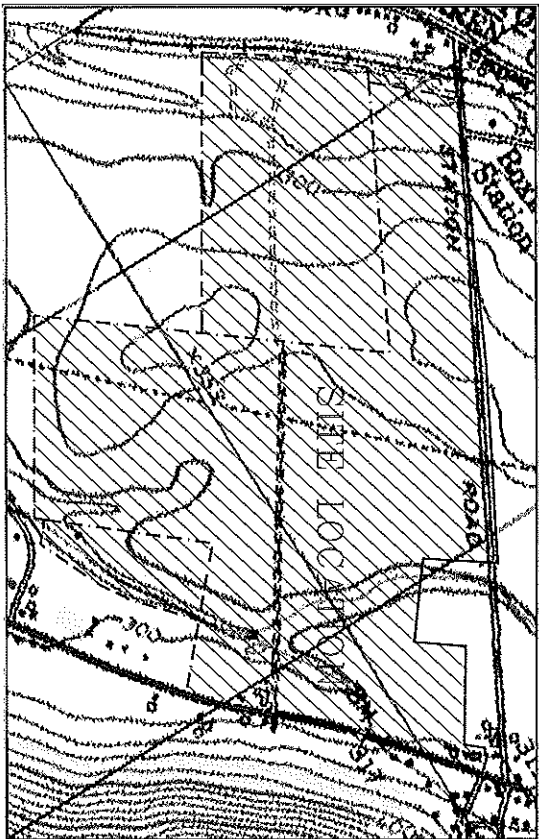
Harmony Sand & Gravel Inc.
RICHARD L. HUMMER, JR. PRESIDENT
3189 BELVIDERE ROAD
PHILIPSBURG, N.J. 08865
TOWNSHIP OF HARMONY
WARREN COUNTY

2023 MINE

LICENSE RENEWAL

LIST OF DRAWINGS

SHEET NO.	DRAWING NO.	DESCRIPTION
1 of 16	T-1	- TITLE SHEET & SITE LOCATION
2 of 16	S-1	- SITE PLAN
3 of 16	S-2	- MAIN PROCESSING PLANT
4 of 16	S-3	- HARTUNG PIT # 1
5 of 16	S-4	- FINAL RESTORATION PLAN OF HARTUNG PIT # 2
6 of 16	S-5	- INTERIM RESTORATION PLAN OF FRONT PIT
7 of 16	S-6	- SEDIMENT CONTROL DTLS & NOTES
8 of 16	S-7	- ORIGINAL PROPOSED FINAL SITE PLAN
9 of 16	S-8	- ORIGINAL PROPOSED LANDSCAPE PLAN
10 of 16	S-9	- PROP. HARTUNG PIT/2 GRADING/LANDSCAPE
11 of 16	X-1	- FINAL PLAN CROSS SECTIONS
12 of 16	X-2	- HAIL ROAD INTERIM RECLAMATION PLAN
13 of 16	X-3	- HARTUNG PIT CROSS SECTIONS
14 of 16	X-4	- HARTUNG PIT CROSS SECTIONS
15 of 16	X-5	- HARTUNG PIT CROSS SECTIONS
16 of 16	X-6	- FRONT PIT CROSS SECTIONS



TITLE SHEET / PROJECT LOCATION
2023 MINE LICENSE RENEWAL
HARMONY SAND & GRAVEL, INC.
RICHARD L. HUMMER, JR., PRESIDENT
HARMONY TOWNSHIP, WARREN COUNTY, NJ

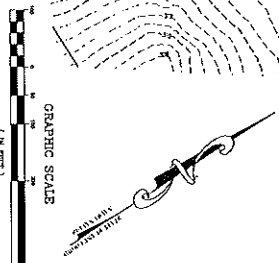
LAN ASSOCIATES
engineering • planning • architecture • surveying
440 ROCKY HILL AVENUE, SUITE 200, NEWARK, NJ 07102 (201) 441-4400

RONALD M. PANICUCCI, P.E.
PROFESSIONAL ENGINEER
LICENSE NO. A6242051700

T-1

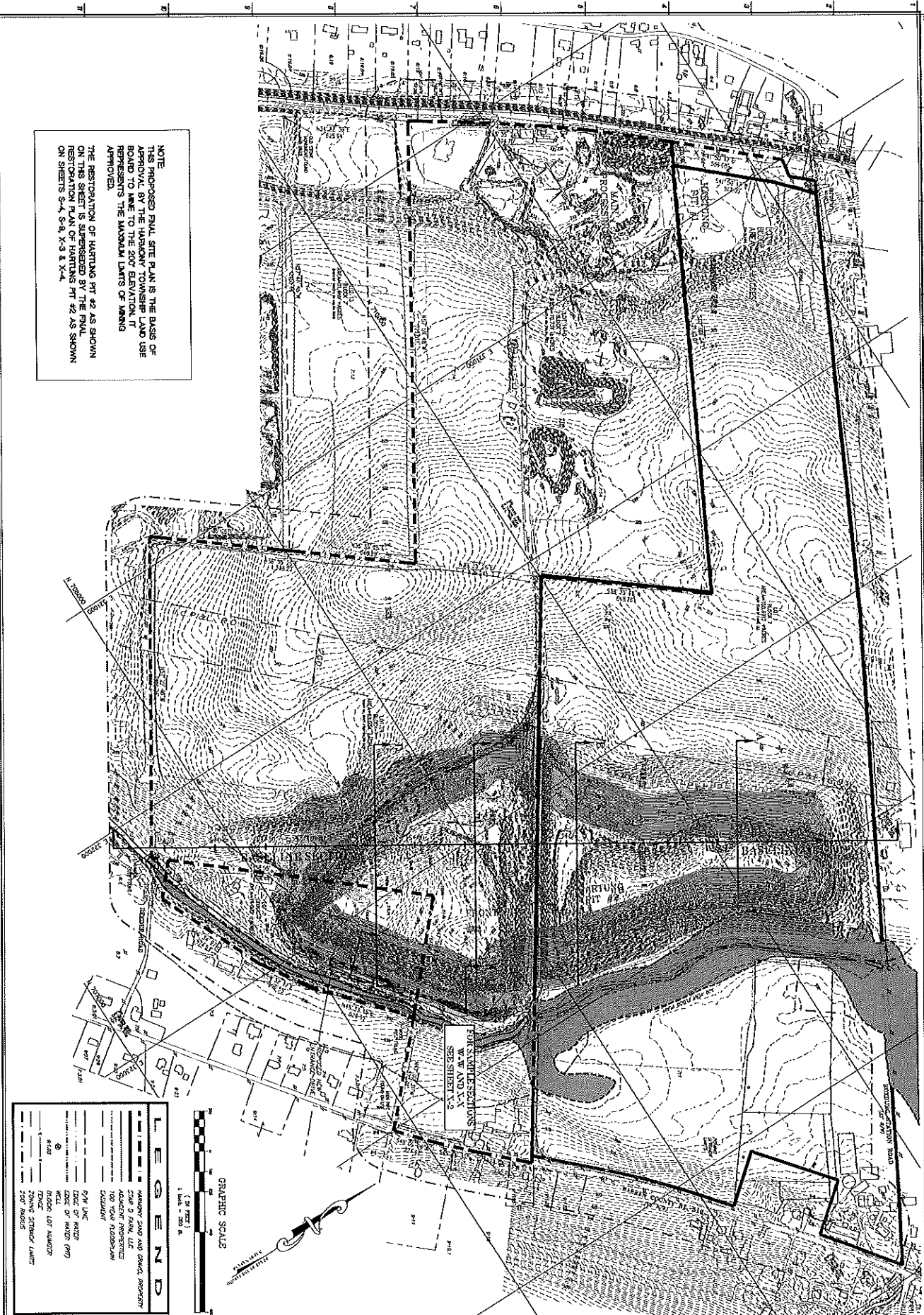


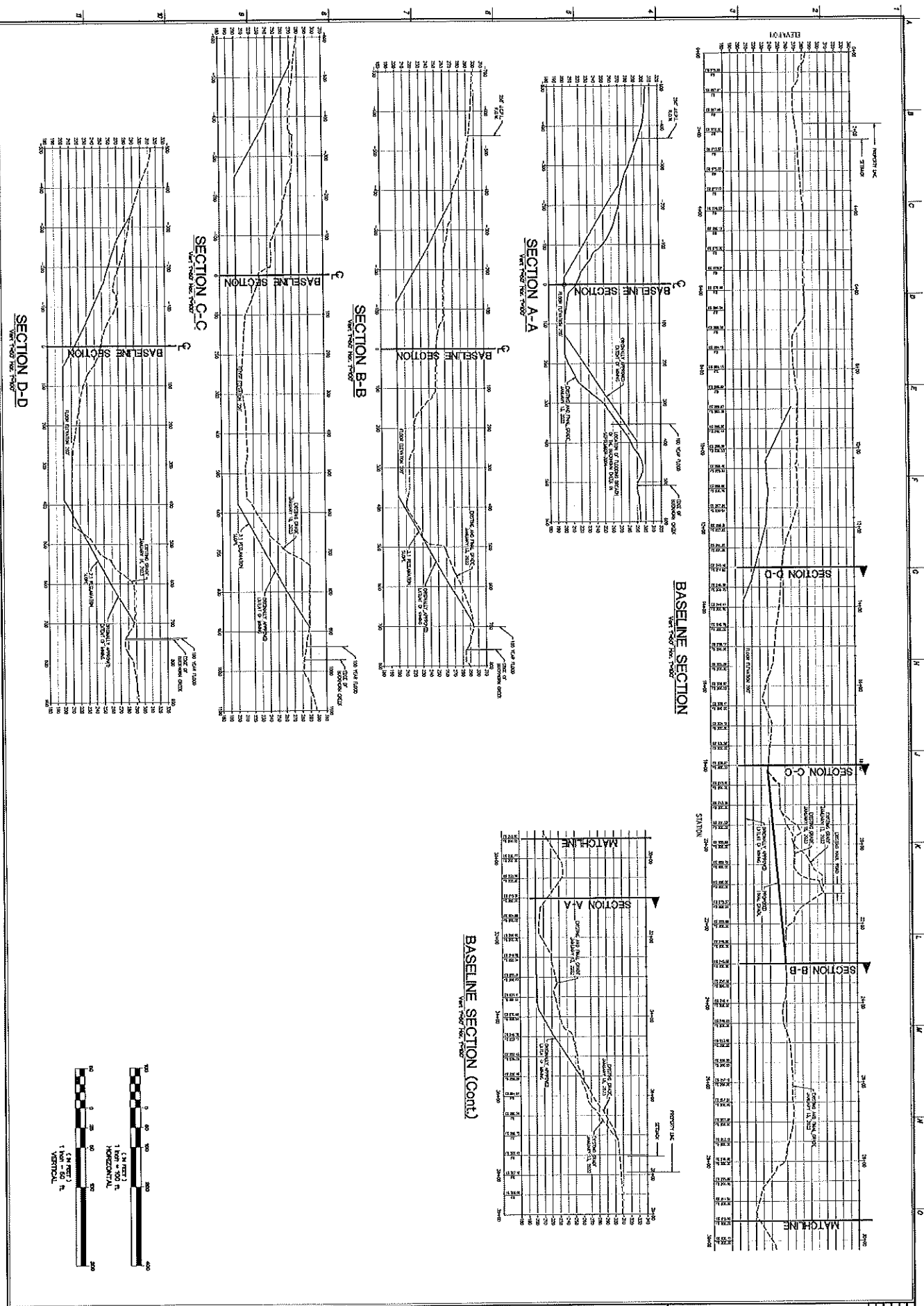
1	MAIN ROCKING PNT
2	HARTUNG PT #1
3	HARTUNG PT #2
4	PROPOSED SITE BOUNDARY
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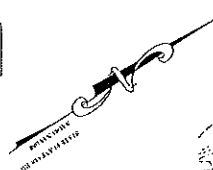


NOTE
THIS PROPOSED FINAL SITE PLAN IS THE BASIS OF
APPROVAL BY THE HARMONY TOWNSHIP LAND USE
BOARD TO MAKE TO THE 200' ELEVATION. IT
REPRESENTS THE MAXIMUM LIMITS OF MINING
APPROVED.
THE RESTORATION OF HARTUNG PT #2 AS SHOWN
ON THIS SHEET IS SUPERSEDED BY THE FINAL
RESTORATION PLAN OF HARTUNG PT #2 AS SHOWN
ON SHEETS S-4, S-8, X-3 & X-4.

LEGEND	
	HARMONY SAND AND GRAVEL PROPERTY
	STATE OF PENN. LEE
	ADJACENT PROPERTIES
	ROADWAY
	PIPE LINE
	WELL OF WATER (MW)
	BRIDGE LOT NUMBER
	200' BUFFER



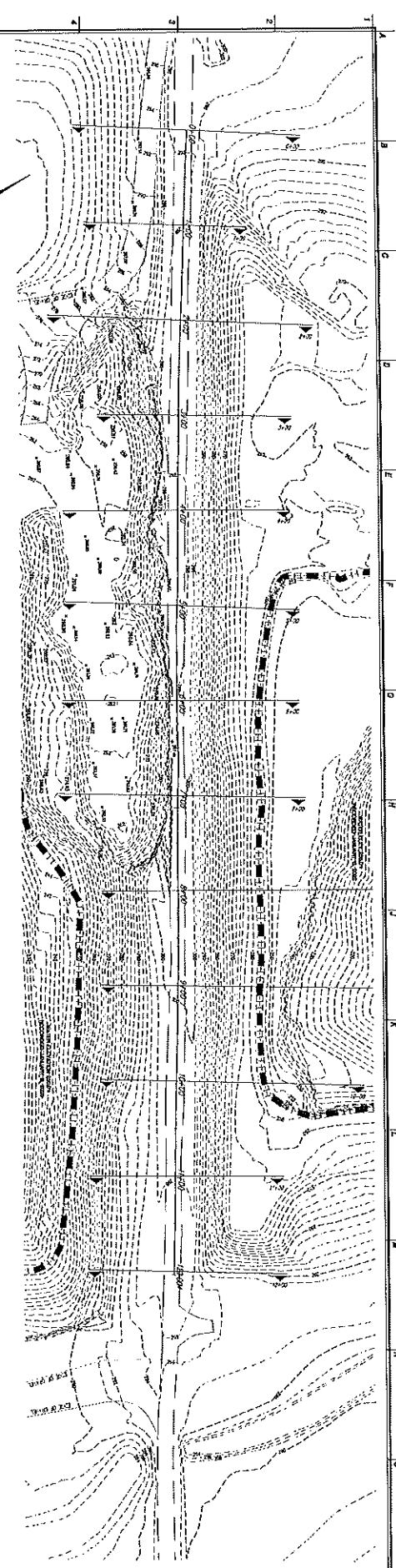




PROPOSED HAUL ROAD RECLAMATION

SCALE: 1" = 50'

NOTHING PRESENTED, ROAD DEPT. OF RECLAMATION
OR EXISTING ROAD DEPT. OF RECLAMATION, AND
NOTHING PRESENTED, ROAD DEPT. OF RECLAMATION, AND
NOTHING PRESENTED, ROAD DEPT. OF RECLAMATION, AND

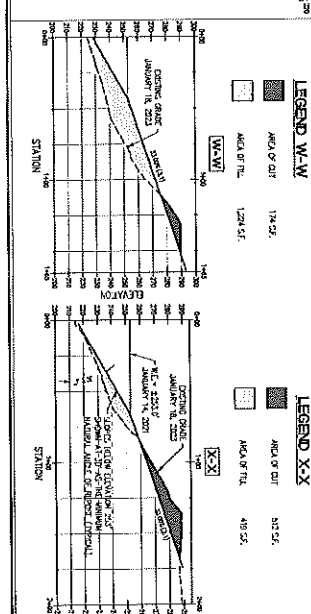


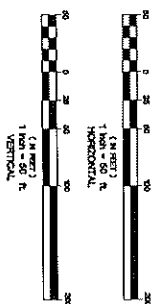
FILL RESTORATION VOLUME CALCULATIONS

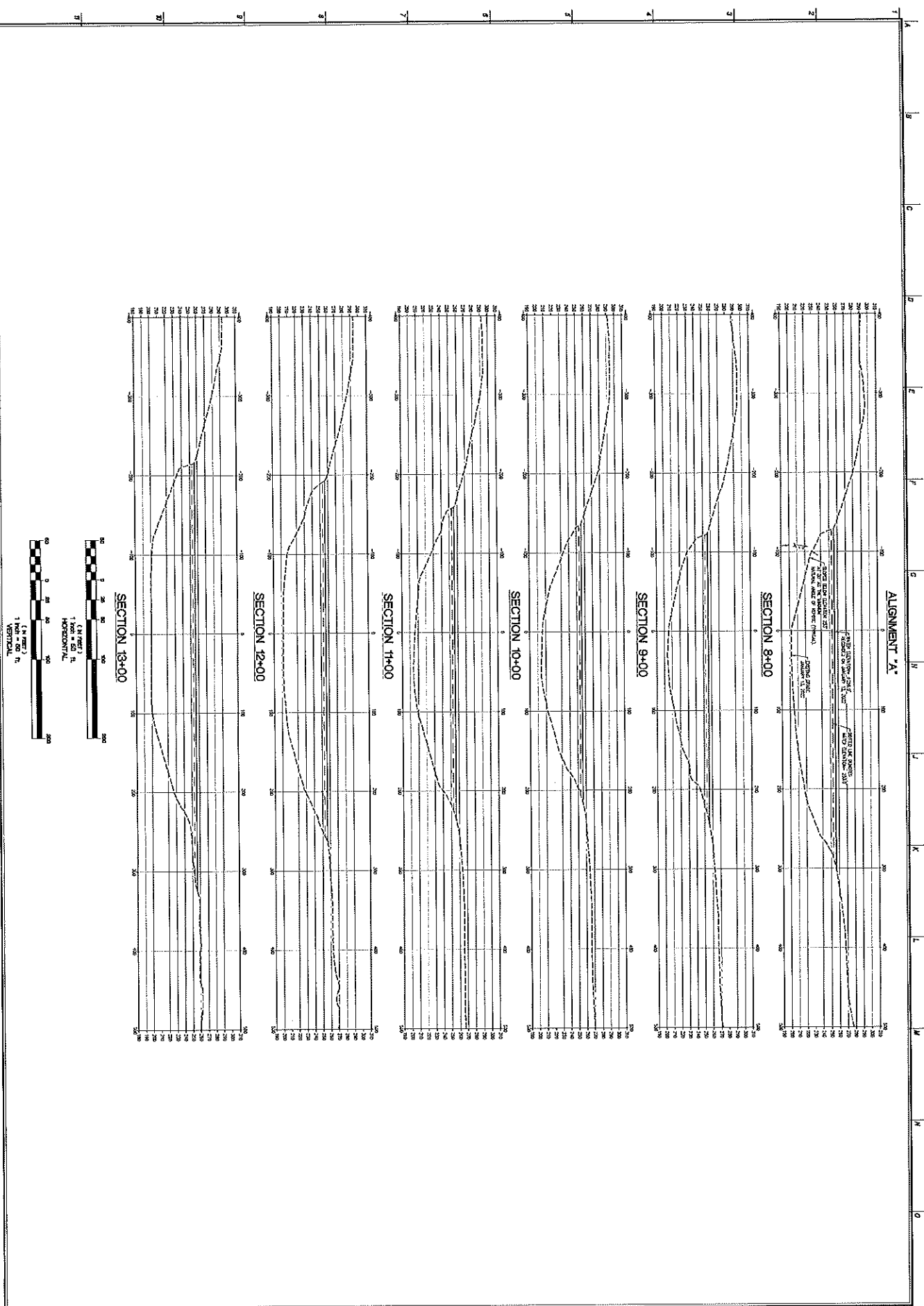
STATION	TYPE	REMARKS
0+00.00	1	1.00
1+00.00	1	1.00
2+00.00	1	1.00
3+00.00	1	1.00
4+00.00	1	1.00
5+00.00	1	1.00
6+00.00	1	1.00
7+00.00	1	1.00
8+00.00	1	1.00
9+00.00	1	1.00
10+00.00	1	1.00

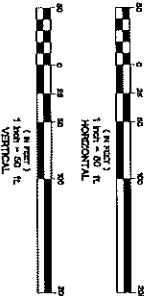
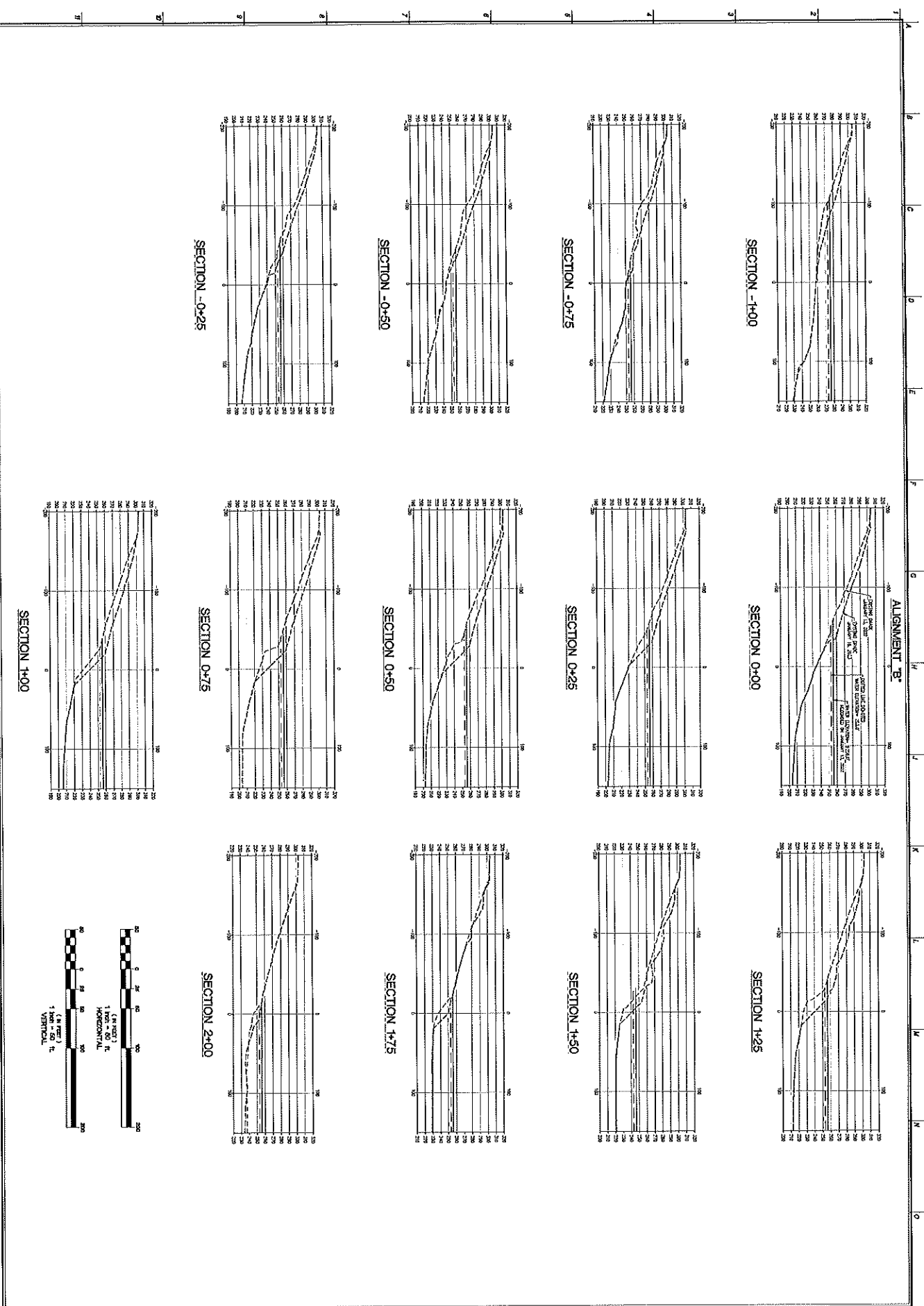
NOTE: THE PROPOSED RECLAMATION OF THE HAUL ROAD IS SHOWN AS A CORRECTIVE MEASURE TO ACHIEVE THE FINAL RECLAMATION SLOPE OF 3:1 ALONG THE NORTH AND SOUTH SIDES OF THE HAUL ROAD ONLY IN THE EVENT THAT OPERATIONS CEASE PREMATURELY IN 2023. SEE SHEET X-6 FOR RESTORATION USING EXISTING ROAD GRADE

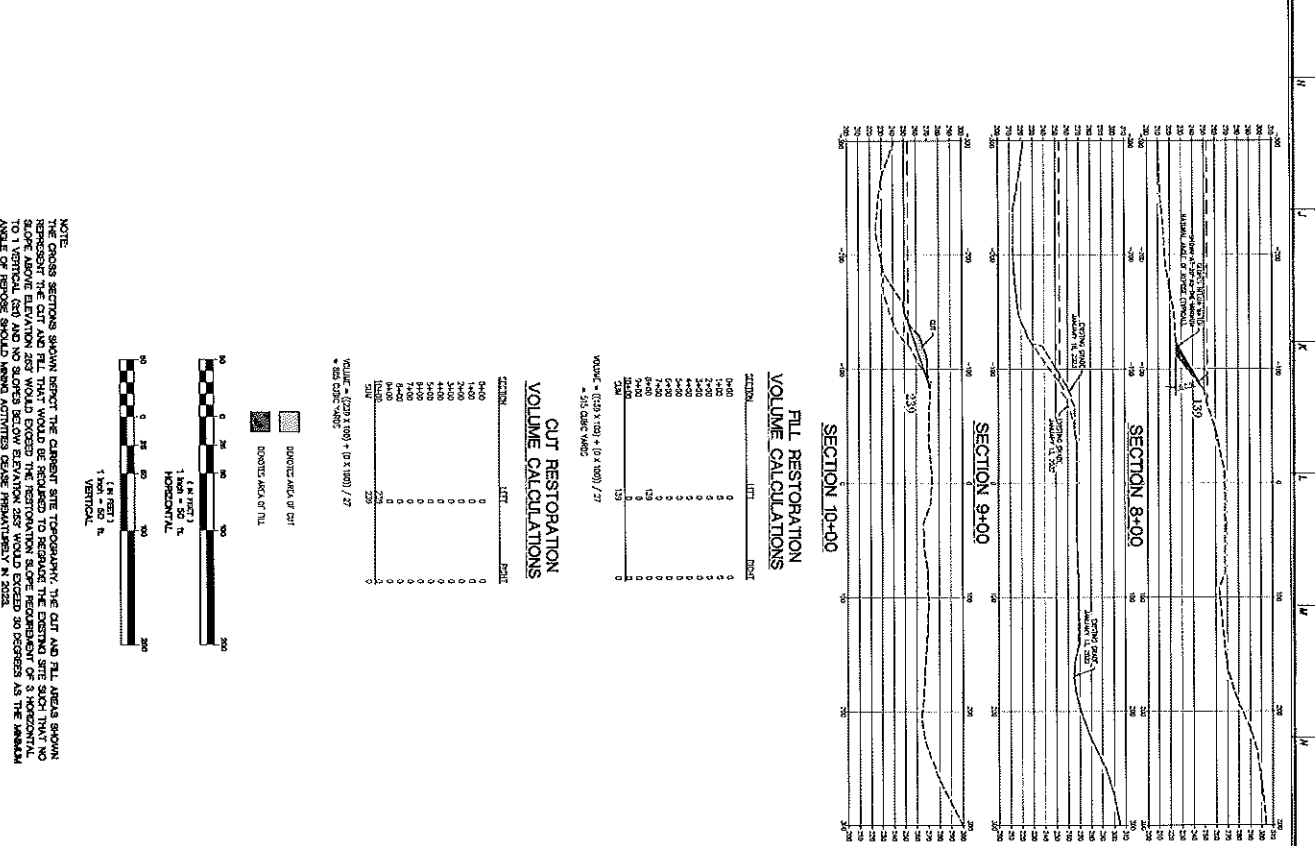
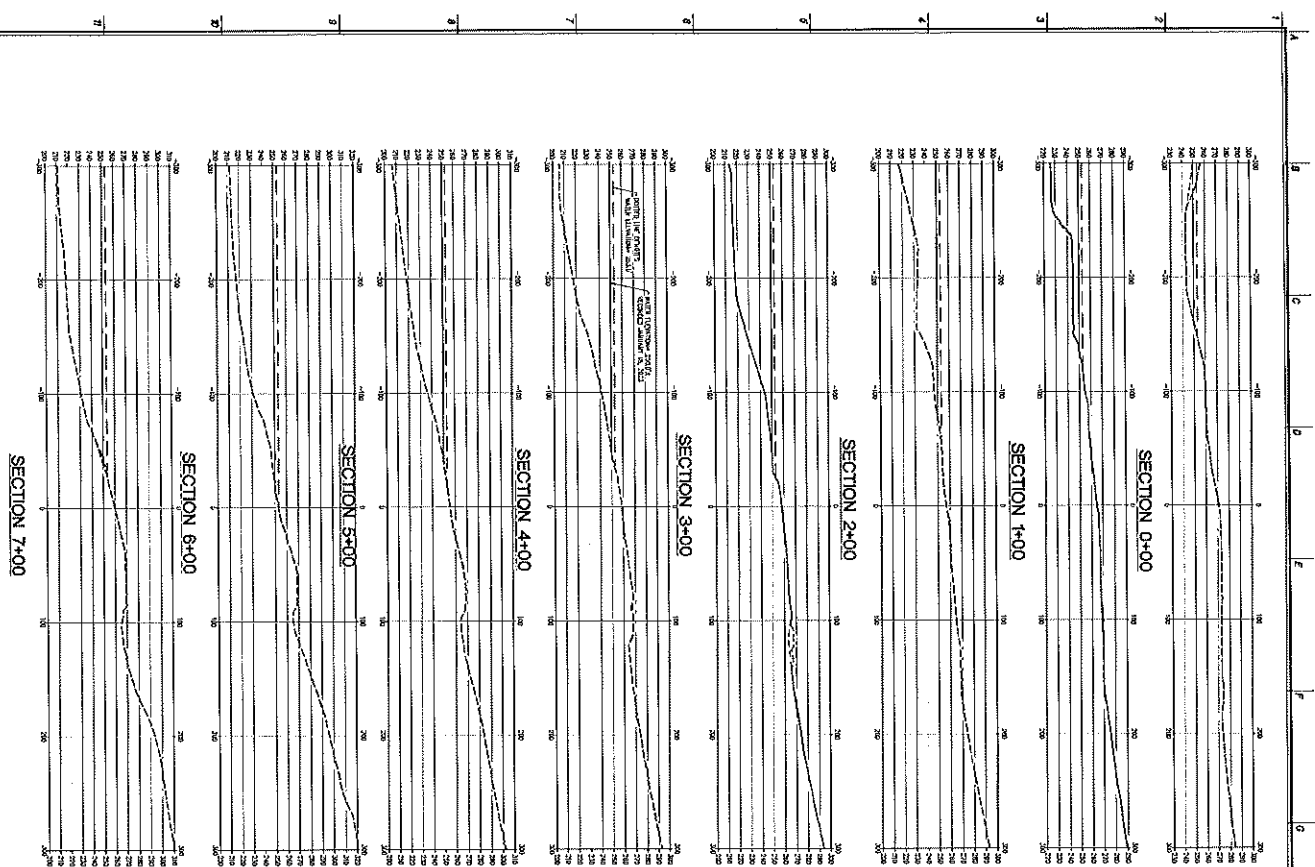
SAMPLE SECTIONS - SEE DRAWING S-5











NOTE:
 THE CROSS SECTIONS SHOWN REFLECT THE CURRENT SITE TOPOGRAPHY. THE CUT AND FILL AREAS SHOWN REPRESENT THE CUT AND FILL THAT WOULD BE REQUIRED TO REGRADE THE EXISTING SITE SLOPE THAT NO EXISTING ROAD ELEVATIONS AND SLOPES ARE SHOWN. ANY EXISTING ROAD ELEVATIONS AND SLOPES WOULD BE SHOWN IN THE EXISTING SITE PLAN. ANY EXISTING ROAD ELEVATIONS AND SLOPES WOULD BE SHOWN IN THE EXISTING SITE PLAN. ANY EXISTING ROAD ELEVATIONS AND SLOPES WOULD BE SHOWN IN THE EXISTING SITE PLAN.

**Bonding Estimate
Harmony Sand & Gravel - Front Pit
February 1, 2023**

Item No.	Description	Unit	Contract Quantity	Unit Price	Amount
1.	Clearing Site	LS	0	\$ 5,000.00	\$ -
2.	Excavation	CY	22,085	\$ 5.00	\$ 110,425.00
3.	Borrow	CY	3,791	\$ 10.00	\$ 37,910.00
4.	Topsoiling (6" thick)	CY	6,211	\$ 6.00	\$ 37,266.00
5.	Topsoil (Imported)	CY	0	\$ 25.00	\$ -
6.	Hydeseeding (seed & fertilizer)	SY	37,268	\$ 0.75	\$ 27,951.00
7.	Shade Trees	EA	44	\$ 375.00	\$ 16,500.00
8.	Evergreen Trees	EA	13	\$ 175.00	\$ 2,275.00
9.	Flowering Trees	EA	20	\$ 300.00	\$ 6,000.00
Sub-Total					\$ 238,327.00
20% Contingency					\$ 47,665.40
Total					<u>\$ 285,992.40</u>

Item 2 Cut Quantity from Drawing X-2 for Cross-Sections W-W and X-X
 Plus the cut on the west side from Drawing X-5, 630 CY
 Item 3 Fill Quantity from Drawing X-2 for Cross-Sections W-W and X-X
 Plus the fill on the west side from Drawing X-5, 852 CY, less the Cut quantity from item 2.

Originally Prepared March 20, 2015 By:
 Finelli Consulting Engineers, Inc.
 205 Route 31 North
 Washington, NJ 07882
 Revised by LAN Associates EPAS, Inc. to Reflect 1/30/23 Drawings

Bonding Estimate
Harmony Sand & Gravel - Hartung Pit 2
February 1, 2023

Item No.	NOTES:	Description	Unit	Contract Quantity	Unit Price	Amount
1.	1.	Clearing Site	LS	0	\$ 5,000.00	\$ -
2.	2.	Excavation	CY	0	\$ 5.00	\$ -
3.	3.	Borrow	CY	0	\$ 10.00	\$ -
4.	4.	Topsoiling (6" thick)	CY	202	\$ 6.00	\$ 1,212.00
5.	5.	Topsoil (Imported)	CY	0	\$ 25.00	\$ -
6.	6.	Hydosceding (seed & fertilizer)	SY	10,800	\$ 0.75	\$ 8,100.00
7.		Shade Trees	EA	20	\$ 375.00	\$ 7,500.00
8.		Evergreen Trees	EA	6	\$ 175.00	\$ 1,050.00
9.		Flowering Trees	EA	12	\$ 300.00	\$ 3,600.00
Sub-Total						\$ 21,462.00
20% Contingency						\$ 4,292.40
Total						\$ 25,754.40

Items 1 through 3 completed

Item 4 requires topsoil replacement over approximately 0.25 acres

Item 6 is approximately 50% complete

Originally Prepared August 27, 2014 By:
 Finelli Consulting Engineers, Inc.
 205 Route 31 North
 Washington, NJ 07882
 Revised by LAN Associates EPAS, Inc. to Reflect 1/30/23 Drawings

Bonding Estimate
Harmony Sand & Gravel - Haul Road
February 1, 2023

Item No.	Description	Unit	Contract Quantity	Unit Price	Amount
1.	Clearing Site	AC	4	\$ 5,000.00	\$ 20,000.00
2.	Excavation	CY	29,526	\$ 5.00	\$ 147,630.00
3.	Borrow	CY	0	\$ 8.00	\$ -
4.	Topsoiling (6" thick)	CY	4,300	\$ 6.00	\$ 25,800.00
5.	Topsoil (Imported)	CY	0	\$ 25.00	\$ -
6.	Hydeseeding (seed & fertilizer)	SY	25,800	\$ 0.75	\$ 19,350.00
Sub-Total					\$ 212,780.00
20% Contingency					\$ 42,556.00
Total					\$ 255,336.00

Originally Prepared March 20, 2015 By:
Finelli Consulting Engineers, Inc.
205 Route 31 North
Washington, NJ 07882
Revised by LAN Associates EPAS, Inc. to Reflect 1/30/23 Drawings

APPLICATION FOR OPERATION
OF
SAND AND GRAVEL PITS AND
OTHER INDUSTRIAL EXCAVATIONS
IN HARMONY TOWNSHIP

Date of Application: YEAR 2023

NAME OF

OPERATION: Harmony Sand & Gravel, Inc. Plant #1

Tax Map Sheet _____ **Block** 7 **Lot(s)** 1, 1.01, 2, 14, 14B

Address of

Operation: 3189 Belvidere Road, Harmony Township

OWNER

OPERATOR

Name HS&G, Inc.

Name Richard L. Hummer Jr.

Address PO Box 277

Address PO Box 277

Belvidere, NJ 07823

Belvidere, NJ 07823

Telephone 908-475-4690

Telephone 908-475-4690

ENGINEER/LAND SURVEYOR

ATTORNEY

LAN Associates, Engineering, Planning,
Name Architecture, Surveying, Inc.

Winegar, Wilhelm, Glynn & Roemersma
Name Winegar, Wilhelm, Glynn & Roemersma

Address 445 Godwin Avenue

Address PO Box 800

Midland Park, NJ 07432

Phillipsburg, NJ 08865

Telephone 201-447-6400

Telephone 908-454-3200

REGISTERED AGENT

CONSULTANT

Name Scott Wilhelm

LAN Associates, Engineering, Planning,
Name Architecture, Surveying, Inc.

Address PO Box 800

Address 445 Godwin Avenue

Phillipsburg, NJ 08865

Midland Park, NJ 07432

Telephone 908-454-3200

Telephone 201-447-6400

APPLICATION FOR OPERATION
OF
SAND AND GRAVEL PITS AND
OTHER INDUSTRIAL EXCAVATIONS
IN HARMONY TOWNSHIP

SUPPLEMENTAL OWNER INFORMATION FOR
HARMONY SAND & GRAVEL, INC., PLANT #1

Date of Application: Year 2023

Name of Operation: Harmony Sand & Gravel, Inc., Plant #1

OWNER

Lot 1: Star D Farm, LLC
200 Roxburg Station Road
Phillipsburg, NJ 08865

Lot 2: Richard Hummer, Jr.
PO Box 277
Belvidere, NJ 07823

**APPLICATION FOR OPERATION OF SAND AND GRAVEL PIT
AND OTHER INDUSTRIAL EXCAVATIONS IN HARMONY TOWNSHIP**

Applicants Name: Harmony Sand & Gravel, Inc. Plant #1

Owners Name: Richard L. Hummer Jr.

OWNERSHIP DISCLOSURE STATEMENT

ALL CORPORATE OR PARTNERSHIP APPLICANTS MUST COMPLETE THIS FORM.

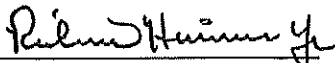
LIST ALL SHAREHOLDERS OR PARTNERS WITH 10% OR MORE OF THE STOCK OR INTEREST IN SAID CORPORATION OR PARTNERSHIP (ALL CORPORATE PARTNERS OR SHAREHOLDERS OWNING 10% OR MORE OF THE STOCK MUST DISCLOSE THEIR INTEREST AS ABOVE PROVIDED).

<u>SHAREHOLDER OR PARTNER</u>	<u>% INTEREST</u>	<u>ADDRESS</u>
Richard L. Hummer Jr.	100%	PO Box 277, Belvidere, NJ 07823

I HAVE DIRECT KNOWLEDGE OF THE MATTERS SET FORTH ON THIS OWNERSHIP DISCLOSURE STATEMENT.

I CERTIFY THAT THE FOREGOING STATEMENTS MADE BY ME ARE TRUE. I AM AWARE THAT IF ANY OF THE FOREGOING STATEMENTS MADE BY ME ARE WILLFULLY FALSE, I AM SUBJECT TO PUNISHMENT.

Name: Richard L. Hummer Jr.

Signature: 

Date: 2-1-23 Title: President

**APPLICATION FOR OPERATION OF SAND AND GRAVEL PIT
AND OTHER INDUSTRIAL EXCAVATIONS IN HARMONY TOWNSHIP**

LOCATION OF OTHER OPERATIONS AT WHICH BUSINESSES OF A SIMILAR NATURE TO THAT FOR WHICH APPLICATION HAS BEEN MADE HAVE BEEN CONDUCTED, DIRECTLY OR INDIRECTLY, BY ANYONE NAMED IN THIS APPLICATION WITHIN FIVE (5) YEARS PRECEDING THE DATE HEREINBELOW:

- | | |
|--|---------------|
| 1. Name <u>HS&G, Inc. Plant #2</u> | 3. Name _____ |
| Address <u>Foul Rift Road</u> | Address _____ |
| <u>White Township</u> | _____ |
| <u>Belvidere, NJ 07823</u> | _____ |
| | |
| 2. Name _____ | 4. Name _____ |
| Address _____ | Address _____ |
| _____ | _____ |
| _____ | _____ |

(Attach additional sheets if necessary)

I hereby certify that I have ready the Code of Harmony Township, Chapter 128 "Quarrying", and that the application made herewith is in compliance therewith.

2-1-23
Date


Signature

Richard L. Hummer Jr.
Print Name

President
Title

**APPLICATION FOR OPERATION OF SAND AND GRAVEL PIT
AND OTHER INDUSTRIAL EXCAVATIONS IN HARMONY TOWNSHIP**

PLOT PLAN

PROFESSIONAL ENGINEER'S/LAND SURVEYOR'S CERTIFICATION

I hereby certify that the accompanying plot plan contains the following information, as required by ordinance:

1. Bearings and distances of site upon which proposed operation is to be conducted,
2. Dimensions and locations of all buildings, existing or contemplated,
3. Existing contours,
4. Proposed contours resulting from the operation,
5. Any other data required by ordinance, which data is shown in conformance with the standards set forth in the ordinance and good engineering practice, as is shown on plans described as follows:

2023 Mine License Renewal consisting of (16) sixteen sheets dated 1/30/23

And further certify that I have read the Code of Harmony Township, "Chapter 128 Quarrying", and that the application made herewith is in compliance herewith.

Date

2/1/23

Signed

Ronald Panicucci

Name

24GE03391200

License Number

(SEAL)

HARMONY TOWNSHIP OFFICE USE ONLY:

DATE RECEIVED: _____

APPLICATION FEE RECEIVED: _____

COPY TO ENGINEER: _____

DATE COMPLETE: _____

HEARING DATE: _____

RECEIVED

111 - 2 2023

TOWNHIP CLERK
OFFICE OF THE GENERAL CLERK

Feb N.B.
#2

Kelley Smith

From: Greg Collins <gregcollins42@gmail.com>
Sent: Wednesday, February 1, 2023 9:51 AM
To: Kelley Smith
Subject: from Greg Collins

Hello Kelley:

Hope all is well with you and the folks in my hometown. Your thoughts on having a display of my Harmony Speedway memorabilia in the municipal building this year. It's been 60 years since the speedway opened on June, 7, 1963, and 50 years since the speedway's last race on September 7, 1973 (won by Harmony resident Jay Beers). I can't recall the exact layout of the municipal building so am unsure where some tables could be set up to display some memorabilia. Display could be as simple or as extensive as space would permit. Initial thoughts would have the display available for viewing for a few months this year. I don't have any tables for use, perhaps there would be some available in the building that I could use. Let me know your thoughts, interest in having the display. Many thanks for your consideration.

Greg Collins
cell: 267-374-1430
email: gregcollins42@gmail.com

Sent from my iPhone

January 31, 2023

To: Statewide Insurance Fund Commissioners

From: Caroline Conboy, Fund Administrator

Re: Model Drug and Alcohol Policy and Reasonable Suspicion Observed Behavior Report

Dear Fund Commissioners:

Attached please find the Cannabis/Drug Impairment and Alcohol policy, which was developed by the Fund's attorney's office, Gebhardt & Kiefer, on behalf of our members.

The policy is consistent with the current "**unknowns**" regarding the standards necessary for a Workplace Recognition Expert (WIRE). Once these standards are promulgated you will have to make sure your policies be updated and or amended to include the standards. The policy developed here comes from a combination of the statute, guidance from the Cannabis Regulatory Commission and guidance from the Employment Association of New Jersey. The attached policy refers to a document titled "Reasonable Suspicion of Observed Behavior Report," which is also included herein. This form is essentially the documentation hub necessary to establish reasonable suspicion of impairment. With a few minor changes, the report is virtually identical to the form recommended by the Cannabis Regulatory Commission.

Cannabis, Drug and Alcohol Policy

Purpose

The Township of _____ recognizes that the possession and/or use of cannabis related products, alcohol and/or other illegal intoxicating substances at the workplace and/or during work hours poses a threat to the health and safety of all employees as well as the public.

The Township of _____ maintains a drug free workplace consistent with the requirements of N.J.S.A. 24:61-52, et. seq. Thus, the manufacturing, distribution, dispensation, possession, and use of cannabis products, alcohol, or other illegal intoxicating substances on the premises of the Township of _____ or during work hours is strictly prohibited.

Testing

An employee may be required to submit to drug testing upon reasonable suspicion of an employee's use of a cannabis item, alcohol or other illegal intoxicating substance while engaged in the performance of the employee's work responsibilities, or upon finding any observable signs of intoxication related to usage of a cannabis item, alcohol, or other intoxicating substance, or following a work-related accident subject to investigation by the Township.

Examples of the foregoing may include, but are not limited to:

1. When a Supervisor or Department Head observes that the conduct, reactions, job performance, work habits, physical symptoms, or appearance of the employee are indicative of the use or being under the influence of cannabis, alcohol, or other intoxicating substance while on the premises and/or during working hours.
2. When a Supervisor or Department Head receives information from a source deemed credible that an employee used or is under the influence of cannabis, alcohol, or other intoxicating substance while on the premises or during working hours or immediately before reporting to work.
3. When an employee is involved in an accident or incident during working hours which caused or contributed to substantial injury to person or property (or had the potential for doing so), or where there is evidence that the accident may have resulted, in whole or part, from the use of cannabis alcohol or other intoxicating substance.

A scientifically reliable objective testing method that indicates the presence of cannabinoid metabolites in the employee's bodily fluid alone is insufficient to support an adverse employment action. However, such a test combined with evidence-based documentation of physical signs or other evidence of impairment or use during an employee's prescribed work hours may be sufficient to support adverse action.

Thus, and until such time as the New Jersey Cannabis Regulatory Commission (NJCRC) establishes standards governing Workplace Impairment Recognition Experts (WIRE), who will assist in documenting, detecting and identifying an employee's usage of or impairment from a cannabis

item or other intoxicating substance, Department Heads, Supervisors and/or other designated personnel shall document evidence of workplace use and/or physical signs and evidence that support a determination that the employee is reasonably suspected of being under the influence of cannabis, alcohol or an intoxicating substance during the employee's prescribed work hours. Supervisors, Department Heads and/or other designated personnel shall document their findings in a Reasonable Suspicion Observed Behavior Report.

Reasonable suspicion of impairment may exist when the employee manifests specific articulable symptoms while working that decrease or lessen the employee's performance of the duties or tasks of the employee's job position.

Specific articulable symptoms of impairment that decrease or lessen the employee's performance of duties or tasks of the employee's job position, include but are not limited to:

- speech,
- physical dexterity,
- agility,
- coordination,
- demeanor,
- irrational or unusual behavior,
- negligence or carelessness in operating equipment or machinery,
- disregard for the safety of the employee or others, or
- involvement in an accident or other carelessness that results in an injury to the employee or others
- significant deterioration in work performance, absenteeism, or
- an individual's appearance indicating substance abuse.

Supervisors, Department Heads and/or designated personnel that observe behavior constituting reasonable suspicion are required to initiate testing procedures as set forth above and do not have the option of sending the employee home as an alternative. Refusal to submit to testing when requested may result in immediate disciplinary action, up to and including termination.

The Township of _____ may use the results of the drug test when determining the appropriate employment action concerning the employee, including, but not limited to dismissal, suspension, demotion, or other disciplinary action.

A drug test may also be conducted randomly by the Township, or as part of a pre-employment screening, or regular screening of current employees to determine use during an employee's prescribed work hours.

Township of _____ personnel who hold a Commercial Driver's License (CDL) are subject to the provisions of the Commercial Driver's Licenses Drug and Alcohol Testing Policy.

REASONABLE SUSPICION OBSERVED BEHAVIOR REPORT

Behavior that provides reasonable suspicion supporting a test for controlled substances or alcohol use must be observed and documented by a Supervisor, Department Head or appropriate Designee. If possible, the behavior should be observed and documented by two supervisors. The documentation of the employee's conduct shall be prepared by the observing supervisor(s) within 24 hours of the observed behavior or before the results of the tests are released, whichever is earlier. This report shall be utilized and maintained according to municipal policy and procedure while maintaining employee confidentiality to the greatest extent possible.

Employee Name _____ Employee ID Number _____

Employee Job Title _____ Department _____

Employee is reporting for duty _____ Employee is already on duty _____

Behavioral observation timeline:

From (date/time) _____/_____/_____ am/pm To (date/time) _____/_____/_____ am/pm

Site or Location where observation(s) occurred:

Street Address

City

Zip Code

CAUSE FOR REASONABLE SUSPICION

NOTE: A Supervisor, Department Head or Designee must complete this form. A combination of one or more observable signs and symptoms of drug or alcohol use must be observed to establish reasonable suspicion. Determination of reasonable suspicion must be based on specific, contemporaneous, articulable observations concerning the appearance, behavior, body odors or speech (ABBS) of the employee. The observations may include indications of the chronic and withdrawal effects of controlled substances. In making a determination of reasonable suspicion, additional factors may include, but are not limited to the following:

- Pattern of unsatisfactory job performance or work habits;
- Occurrence of a serious or potentially serious work-related accident that may have been caused by human error or flagrant violations of safety, security, or other operating procedures;
- Evidence of illegal substance use, possession, sale, or delivery while on duty and/or possession of drug paraphernalia;
- Information provided by either a reliable or credible source independently corroborated or having corroborative evidence from a supervisor;

Physical Signs or Symptoms**(CIRCLE ALL THAT APPLY)**

Flush/pale/sweaty face	Dry mouth/lip smacking	Odor of alcohol
Profuse/excessive sweating	Vomiting/excessive belching	Odor of marijuana
Red/bloodshot eyes	Shaking hands/body tremors/twitching	Odor of chemicals
Glassy/watery eyes	Disheveled appearance	Closed eyes
Needle tracks or puncture marks	Droopy eyelids	
Dilated/constricted pupils	Shortness of breath/difficulty breathing	
Runny nose/sores around nostrils	Frequent sniffing	

Behavioral Indicators**(CIRCLE ALL THAT APPLY)**

Agitated/insulting speech	Irritable/angry/impulsive	Anxious/fearful
Sad, depressed, withdrawn	Combative/threatening speech	Disoriented/confused
Use of profanity/argumentative	Incoherent/slurred/slow speech	Tearful
Swaying/stumbling/staggering	Cannot control machinery/equipment	Euphoric
Rapid/rambling/repetitive speech	Lack of coordination	Sleepy/stupor
Excessive yawning/fatigue/lethargy	Delayed/mumbling speech	
Unaccounted time/extended breaks	Shouting/whispering/silent	
Uncharacteristically talkative	Loss of inhibition	
Inappropriate wearing of sunglasses	Impaired judgment	
Falling down/reaching for support	Inappropriate wearing of outerwear	

Description of Actions or Behaviors

Provide a detailed description of the behaviors or indicators you observed. **Apply BOAS** – Describe **B**ehavior, **O** odors, **A** ppearance, **S** peech when documenting observations.

Post Accident

(Complete if applicable) Specify indicators of drug or alcohol use as a potential factor in this accident:

Employee Interview

Ask employee, "Explain the behaviors we have observed" and provide **employee response**:

CHECKLIST

Answer the following questions to establish reasonable suspicion for testing. Consult with your Appointing Authority or Designee to determine appropriateness of testing upon answering the following questions.

1. Has impairment been displayed by the employee in their workplace appearance, actions and/or performance?
☐ Yes ☐ No
2. Could the impairment result from the possible use of drugs and/or alcohol?
☐ Yes ☐ No
3. Is the impairment current
☐ Yes ☐ No
4. Did you personally witness the situation and/or the concerning appearance, actions, behavior or performance?
☐ Yes ☐ No
5. Are observers able to (and/or have they) document(ed) facts about the situation?
☐ Yes ☐ No

Observer Information (Must be a manager or supervisor or authorized designee)

Supervisor/Manager Name:

Title: _____ **Date/Time:** _____

IMPORTANT NOTE: SECONDARY OBSERVER must complete a separate, original form. Attempt to seek a secondary observation from another supervisor, manager, or designee

ADDITIONAL DOCUMENTATION/INFORMATION

**ORDINANCE NO. 23 – 01
HARMONY TOWNSHIP
WARREN COUNTY, NEW JERSEY**

ORDINANCE OF THE TOWNSHIP OF HARMONY, COUNTY OF WARREN, STATE OF NEW JERSEY TO AMEND CHAPTER 525 “ZONING” TO PERMIT SOLAR PRODUCTION FACILITIES WITHIN INDUSTRIAL ZONES.

WHEREAS, the Township of Harmony Zoning Ordinance permits solar production facilities as conditional uses within the AR-250 Agricultural/Residential Zone; the AR-300 Agricultural/Residential Zone; the AR-500 Agricultural/Residential Zone; the AR-250/HDAH Zone; the CO-1 Commercial/Office/Business Zone-One; the CO-2 Commercial/Office/Business Zone-Two; the LIO-Light Industrial/ Office Zone; the LI-O/C Light Industrial/Office/Commercial Zone; and the I-1 Industrial Zone Districts; and

WHEREAS, the Municipal Land Use Law at N.J.S.A. 40:55D-66.11 permits renewable energy facilities to be constructed within all Industrial Zones on tracts of 20 acres or more; and

WHEREAS, the Township Committee desires to amend its Zoning Ordinance to conform with the Municipal Land Use Law;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMITTEE OF THE TOWNSHIP OF HARMONY, COUNTY OF WARREN, STATE OF NEW JERSEY, THAT CHAPTER 525 ZONING OF THE CODE OF THE TOWNSHIP OF HARMONY SHALL BE AMENDED, REVISED AND SUPPLEMENTED AS FOLLOWS:

Section One

Amend Section 525-9.D entitled “Conditional uses subject to site plan approval and the provisions of Article VIII shall be as follows:” to add the following:

Add Section 525-9.D.(7) Solar Production Systems subject to the requirements of Chapter 525-49.

Amend Section 525-10.D entitled “Conditional uses subject to site plan approval and the provisions of Article VIII shall be as follows:” to add the following:

Add Section 525-10.D.(2) Solar Production Systems subject to the requirements of Chapter 525-49.

Amend Section 525-11.D entitled “Conditional uses subject to site plan approval shall be as follows:” to add the following:

Add Section 525-11.D.(2) Solar Production Systems subject to the requirements of Chapter 525-49.

Amend Section 525-15.D entitled “Conditional uses subject to site plan approval and the provisions of Article VIII shall be as follows:” to add the following:

Add Section 525-15.D.(5) Solar Production Systems subject to the requirements of Chapter 525-49.

Amend Section 525-16.D entitled “Conditional uses subject to site plan approval and the provisions of Article VIII shall be as follows:” to add the following:

Add Section 525-16.D.(4) Solar Production Systems subject to the requirements of Chapter 525-49.

Amend Section 525-17.B entitled “Permitted principal uses subject to the requirement of site plan review shall be as follows:” to add the following:

Add Section 165-17.B.(5) Solar Production Systems subject to the requirements of Chapter 525-49.

Amend Section 525-18.B entitled “Permitted principal uses subject to the requirement of site plan review shall be as follows:” to add the following:

Add Section 525-18.B.(8) Solar Production Systems subject to the requirements of Chapter 525-49.

Amend Section 525-19.B entitled “Permitted principal uses subject to the requirements of site plan review shall be as follows:” to add the following:

Add Section 525-19.B.(7) Solar Production Systems subject to the requirements of Chapter 525-49.

Section Two

Replace Section 525-49 entitled “Solar Production Systems” with the following:

Section 525-49. Solar production systems.

Solar production systems shall conform to the following provisions:

- A. Purpose. The primary purpose of this section is to provide regulations for the construction and operation of commercial solar facilities in the Township, subject to reasonable restrictions, which will preserve the public health and safety.
- B. Objectives. The purpose and objectives of this section regulating solar energy systems are as follows:
 - (1) Protect residential areas and land uses from the potential adverse quality-of- life impacts of solar production systems;
 - (2) Encourage the location of solar production systems on disturbed areas, municipal property and nonresidential areas or along major transportation corridors;
 - (3) Appropriately manage the total number of commercial solar systems throughout the community;
 - (4) Encourage the location of commercial solar production systems in areas where the adverse quality-of-life impact is minimized;
 - (5) Encourage the location of solar production systems in a way that minimizes their adverse visual impact through careful design, siting, landscaping, screening, and innovative camouflaging; and
 - (6) Enhance the ability of the providers of commercial solar energy to provide such services to the community effectively and efficiently.

- C. Site plan submission and approval requirements. Any applicant proposing a solar production system as herein defined must obtain Preliminary and Final Site Plan approval in accordance with Chapter 376-11B Site Plan Review in addition to satisfying the following requirements.
- D. Bulk zoning and use requirements.
 - (1) In order to minimize the removal of forest siting, priority is for land that has been cleared for at least five years prior to the proposal.
 - (2) In no event shall a lot have more than 10% of the existing forested portion thereof cleared for ground-mounted solar production systems.
 - (3) The minimum lot size must equal at least six acres per each megawatt (MW) of electrical energy produced.
 - (4) No more than 80% of a lot may be devoted to a ground-mounted solar production system.
 - (5) All ground-mounted solar production systems shall be set back a distance of 75 feet from all property lines and street right-of-way lines and within which no solar panels, inverters, interconnection equipment or other devices or facilities related to the use shall be located.
 - (6) Ground-mounted arrays shall not exceed a height of 15 feet.
 - (7) Ground-mounted solar panels and solar arrays shall not be considered to be an impervious surface, for the purpose of compliance with stormwater management regulations, unless installed above an impervious surface.
- E. Design standards. The site plan shall conform with the following design standards in addition to the requirements in Chapter 376-11B Site Plan Review.
 - (1) Facilities and associated equipment shall not be used for displaying any advertising except for reasonable identification of the manufacturer, or operator of the system. In no case shall any identification be visible from a property line.
 - (2) Facilities and associated equipment shall not significantly impair a scenic vista or scenic corridor as identified in the Township's Master Plan or other published source.
 - (3) Wires, cables and transmission lines running between the facility and any other structure shall be installed underground. However, interconnection services between the solar facility and the utility transmission lines may be constructed aboveground.
 - (4) Careful design shall be utilized when siting access roads in order to minimize lot coverage and the distance from public roads.
 - (5) Facilities shall use semipervious materials for access roads such as gravel to minimize stormwater runoff.
 - (6) All ground-mounted electrical and control equipment shall be labeled and secured to prevent unauthorized access.
 - (7) All solar production systems shall be screened from view of all public streets by

buildings and/or a fifty-foot buffer of dense evergreen plant material and/ or fences as deemed necessary by the Land Use Board to achieve the intended buffer.

- (8) Ground-mounted solar systems should include a landscape plan indicating the seed mix to be used as ground cover beneath the solar arrays. An ideal seed mix shall consist of 100% native noninvasive species that are low maintenance, promote/aid the local wildlife and do not grow to the height of the bottom of panels.
- (9) Each fenced area shall be provided with a minimum of two (2) access gates. Each gate shall have a minimum width of twelve (12) feet.
- (10) Gravel access drives shall be provided within the fenced area around the perimeter of the facility and at a minimum spacing of 400 feet.
- (11) The solar panels shall be spaced to provide a minimum clearance between panels of six (6) feet to permit access for a side by side UTV.
- (12) A knox box shall be provided on the main gate into each fenced area enclosing the solar facility. Knox box keying shall be in accordance with requirements of the Fire Chief.
- (13) Access to the main shutoff shall be provided to the Fire Company.
- (14) The approval of the Fire Chief shall be obtained prior the facility being operated.

F. Facility abandonment.

- (1) Solar production systems and associated equipment, which have not been in use for commercial production and sale for a period of six consecutive months, shall be removed by the property owner. Additionally, all equipment buildings, related facilities, fencing, utility connections and access driveways shall be removed and the site restored to its predevelopment condition. This removal shall occur within 60 days of the end of such six-month period. Upon removal, the site shall be cleared and restored. Any and all costs of removal shall be the sole responsibility of the property owner. In order to ensure compliance with these requirements, the owner shall provide a performance bond and/or other assurances satisfactory to the Land Use Board and the Township Committee to cover the cost of removal of the facility, associated equipment and any other related improvements to the land which are required to be removed. The amount of the performance guaranty shall be 120% of the estimated cost of removal and shall be subject to the approval of the Township Engineer. Failure to remove an abandoned solar facility shall entitle the Township to remove same at the owner's expense and to assess the property owner for all reasonable costs incurred.
- (2) In the event a bond is not available of a term adequate to serve its intended purpose or if the developer so elects, the developer may post a cash performance guaranty to assure site restoration in the event of abandonment of the project. The amount of the cash deposit, which shall be placed in escrow with the Township of Harmony in an interest-bearing account, shall be determined as follows. The developer's engineer shall prepare a restoration cost estimate, which may take into account the salvage value of the facilities at the time of site restoration and deduct that amount from the total cost of restoration. That estimate shall then be submitted to the Township Engineer who shall

then review and approve or modify the amount as he deems necessary. The total amount of the cash performance guaranty shall then be divided by either the projected useful life of the project or the initial term of the lease if the developer is not the property owner, whichever term shall be lesser. The total amount of performance guaranty shall be divided by that number of years to result in the annual cash deposit requirement to be posted with the Township of Harmony.

Section Three

Severability. The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

Section Four

Repealer. Any ordinances or parts thereof in conflict with the provisions of this Ordinance are hereby repealed as to their inconsistencies only.

ATTEST:

Township of Harmony

Kelley Smith
Township Administrator

By: _____
Brian Tipton, Mayor

DATED:

I hereby certify that the above is a true copy of the Resolution adopted by the Harmony Township Committee at its meeting on January 10, 2023.

Kelley Smith, Administrator/Clerk

**ORDINANCE NO. 23-02
TOWNSHIP OF HARMONY
WARREN COUNTY, NEW JERSEY**

AN ORDINANCE BY THE HARMONY TOWNSHIP COMMITTEE AMENDING THE TOWNSHIP OF HARMONY CODE OF ORDINANCES TO REPEAL CHAPTER 221 FLOOD DAMAGE PREVENTION AND TO ADOPT A NEW CHAPTER 221 ENTITLED FLOODPLAIN MANAGEMENT AND ADOPTING FLOOD HAZARD MAPS; DESIGNATING A FLOODPLAIN ADMINISTRATOR; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of New Jersey has, in N.J.S.A. 40:48 et seq and N.J.S.A. 40:55D et seq., conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Federal Emergency Management Agency has identified special flood hazard areas within the boundaries of Township of Harmony and such areas may be subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare, and

WHEREAS, the Township of Harmony was accepted for participation in the National Flood Insurance Program on November 4, 1981 and the Harmony Township Committee desires to continue to meet the requirements of Title 44 Code of Federal Regulations, Sections 59, 60, 65 and 70 necessary for such participation; and

WHEREAS, the Township of Harmony is required, pursuant to N.J.A.C. 5:23 et seq., to administer and enforce the State building codes, and such building codes contain certain provisions that apply to the design and construction of buildings and structures in flood hazard areas; and

WHEREAS, the Township of Harmony is required, pursuant to N.J.S.A. 40:49-5, to enforce zoning codes that secure safety from floods and contain certain provisions that apply to the development of lands; and

WHEREAS, the Township of Harmony is required, pursuant to N.J.S.A.58:16A-57, within 12 months after the delineation of any flood hazard area, to adopt rules and regulations concerning the development and use of land in the flood fringe area which at least conform to the standards promulgated by the New Jersey Department of Environmental Protection (NJDEP).

NOW, THEREFORE, BE IT ORDAINED by the Harmony Township Committee that the following floodplain management regulations are hereby adopted.

SECTION 1. RECITALS.

The foregoing whereas clauses are incorporated herein by reference and made a part hereof.

SECTION 2. These regulations specifically repeal Chapter 221 Flood Damage Prevention and are replaced 221with Chapter 221 Floodplain Management.

Chapter 221 Floodplain Management

§ 221-101 SCOPE AND ADMINISTRATION

§ 221-101.1 Title. These regulations, in combination with the flood provisions of the Uniform Construction Code (UCC) N.J.A.C. 5:23 (hereinafter "Uniform Construction Code," consisting of the Building Code, Residential Code, Rehabilitation Subcode, and related codes, and the New Jersey Flood Hazard Area Control Act (hereinafter "FHACA"), N.J.A.C. 7:13, shall be known as the *Floodplain Management Regulations of the Township of Harmony* (hereinafter "*these regulations*").

§ 221-101.2 Scope. These regulations, in combination with the flood provisions of the Uniform Construction Code and FHACA shall apply to all proposed development in flood hazard areas established in § 221-102 of these regulations.

§ 221-101.3 Purposes and objectives. The purposes and objectives of these regulations are to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific flood hazard areas through the establishment of comprehensive regulations for management of flood hazard areas, designed to:

- (1) Protect human life and health.
- (2) Prevent unnecessary disruption of commerce, access, and public service during times of flooding.
- (3) Manage the alteration of natural floodplains, stream channels and shorelines;
- (4) Manage filling, grading, dredging and other development which may increase flood damage or erosion potential.
- (5) Prevent or regulate the construction of flood barriers which will divert floodwater or increase flood hazards.
- (6) Contribute to improved construction techniques in the floodplain.
- (7) Minimize damage to public and private facilities and utilities.
- (8) Help maintain a stable tax base by providing for the sound use and development of flood hazard areas.
- (9) Minimize the need for rescue and relief efforts associated with flooding.
- (10) Ensure that property owners, occupants, and potential owners are aware of property located in flood hazard areas.
- (11) Minimize the need for future expenditure of public funds for flood control projects and response to and recovery from flood events.
- (12) Meet the requirements of the National Flood Insurance Program for community participation set forth in Title 44 Code of Federal Regulations, Section 59.22.

§ 221-101.4 Coordination with Building Codes. Pursuant to the requirement established in N.J.A.C. 5:23, the Uniform Construction Code, that the Township of Harmony administer and enforce the State building codes, the Harmony Township Committee does hereby acknowledge that the Uniform Construction Code contains certain provisions that apply to the design and construction of buildings and structures in flood hazard areas. Therefore, these regulations are

intended to be administered and enforced in conjunction with the Uniform Construction Code.

§ 221-101.5 Ordinary Building Maintenance and Minor Work. Improvements defined as ordinary building maintenance and minor work projects by the Uniform Construction Code including non-structural replacement-in-kind of windows, doors, cabinets, plumbing fixtures, decks, walls, partitions, new flooring materials, roofing, etc. shall be evaluated by the Floodplain Administrator through the floodplain development permit to ensure compliance with the Substantial Damage and Substantial Improvement § 221-103.14 of this ordinance.

§ 221-101.6 Warning. The degree of flood protection required by these regulations is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur. Flood heights may be increased by man-made or natural causes. Enforcement of these regulations does not imply that land outside the special flood hazard areas, or that uses permitted within such flood hazard areas, will be free from flooding or flood damage.

§ 221-101.7 Other laws. The provisions of these regulations shall not be deemed to nullify any provisions of local, State, or Federal law.

§ 221-101.8 Violations and Penalties for Noncompliance. No structure or land shall hereafter be constructed, re-located to, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. Violation of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a violation under N.J.S.A. 40:49-5. Any person who violates this ordinance or fails to comply with any of its requirements shall be subject to one (1) or more of the following: a fine of not more than \$1250, imprisonment for a term not exceeding ninety (90) days or a period of community service not exceeding 90 days.

Each day in which a violation of an ordinance exists shall be considered to be a separate and distinct violation subject to the imposition of a separate penalty for each day of the violation as the Court may determine except that the owner will be afforded the opportunity to cure or abate the condition during a 30 day period and shall be afforded the opportunity for a hearing before the court for an independent determination concerning the violation. Subsequent to the expiration of the 30 day period, a fine greater than \$1250 may be imposed if the court has not determined otherwise, or if upon reinspection of the property, it is determined that the abatement has not been substantially completed.

Any person who is convicted of violating an ordinance within one year of the date of a previous violation of the same ordinance and who was fined for the previous violation, shall be sentenced by a court to an additional fine as a repeat offender. The additional fine imposed by the court upon a person for a repeated offense shall not be less than the minimum or exceed the maximum fine fixed for a violation of the ordinance, but shall be calculated separately from the fine imposed for the violation of the ordinance.

§ 221-101.8.1 Solid Waste Disposal in a Flood Hazard Area. Any person who has unlawfully disposed of solid waste in a floodway or floodplain who fails to comply with this ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$2500 or up to a maximum penalty by a fine not exceeding \$10,000 under N.J.S.A. 40:49-5.

§ 221-101.9 Abrogation and greater restrictions. These regulations supersede any ordinance in effect in flood hazard areas. However, these regulations are not intended to repeal

or abrogate any existing ordinances including land development regulations, subdivision regulations, zoning ordinances, stormwater management regulations, or building codes. In the event of a conflict between these regulations and any other ordinance, code, or regulation, the more restrictive shall govern.

§ 221-102 APPLICABILITY

§ 221-102.1 General. These regulations, in conjunction with the Uniform Construction Code, provide minimum requirements for development located in flood hazard areas, including the subdivision of land and other developments; site improvements and installation of utilities; placement and replacement of manufactured homes; placement of recreational vehicles; new construction and alterations, repair, reconstruction, rehabilitation or additions of existing buildings and structures; substantial improvement of existing buildings and structures, including repair of substantial damage; installation of tanks; temporary structures and temporary or permanent storage; utility and miscellaneous Group U buildings and structures; and certain building work exempt from permit under the Uniform Construction Code; and other buildings and development activities.

§ 221-102.2 Establishment of Flood Hazard Areas. The Township of Harmony was accepted for participation in the National Flood Insurance Program on November 4, 1981.

The National Flood Insurance Program (NFIP) floodplain management regulations encourage that all Federal, State, and Local regulations that are more stringent than the minimum NFIP standards take precedence in permitting decisions. The FHACA requires that the effective Flood Insurance Rate Map, most recent preliminary FEMA mapping and flood studies, and Department delineations be compared to determine the most restrictive mapping. The FHACA also regulates unstudied flood hazard areas in watersheds measuring 50 acres or greater in size and most riparian zones in New Jersey. Because of these higher standards, the regulated flood hazard area in New Jersey may be more expansive and more restrictive than the FEMA Special Flood Hazard Area. Maps and studies that establish flood hazard areas are on file at the Harmony Township Municipal Building at 3003 Belvidere Road, Phillipsburg, New Jersey 08865.

The following sources identify flood hazard areas in this jurisdiction and must be considered when determining the Best Available Flood Hazard Data Area:

- 1) **Effective Flood Insurance Study.** Special Flood Hazard Areas (SFHAs) identified by the Federal Emergency Management Agency in a scientific and engineering report entitled "Flood Insurance Study, Warren County, New Jersey (All Jurisdictions) Volumes 1 & 2" dated September 29, 2011 and the accompanying Flood Insurance Rate Maps (FIRM) identified in Table 221-102.2(1) whose effective date is September 29, 2011 are hereby adopted by reference.

Table 221-102.2(1)

Map Panel No.	Effective Date	Suffix
34041C0189	September 29, 2011	E
34041C0192	September 29, 2011	E
34041C0193	September 29, 2011	E
34041C0194	September 29, 2011	E
34041C0211	September 29, 2011	E
34041C0212	September 29, 2011	E
34041C0213	September 29, 2011	E

34041C0220	September 29, 2011	E
34041C0277	September 29, 2011	E
34041C0281	September 29, 2011	E
34041C0282	September 29, 2011	E
34041C0301	September 29, 2011	E
34041C0302	September 29, 2011	E

- 2) **Federal Best Available Information.** Township of Harmony shall utilize Federal flood information as listed in the table below that provides more detailed hazard information, higher flood elevations, larger flood hazard areas, and results in more restrictive regulations. This information may include but is not limited to preliminary flood elevation guidance from FEMA (such as Advisory Flood Hazard Area Maps, Work Maps or Preliminary FIS and FIRM). Additional Federal Best Available studies issued after the date of this ordinance must also be considered. These studies are listed on FEMA's Map Service Center. This information shall be used for floodplain regulation purposes only.

Table 221-102.2(2)

Map Panel No.	Preliminary Date
<i>None as of the date of this ordinance</i>	

- 3) **Other Best Available Data.** Township of Harmony shall utilize high water elevations from flood events, groundwater flooding areas, studies by federal or state agencies, or other information deemed appropriate by the Township of Harmony. Other "best available information" may not be used which results in less restrictive flood elevations, design standards, or smaller flood hazard areas than the sources described in § 221-102.2 (1) and (2), above. This information shall be used for floodplain regulation purposes only.
- 4) **State Regulated Flood Hazard Areas.** For State regulated waters, the NJ Department of Environmental Protection (NJDEP) identifies the flood hazard area as the land, and the space above that land, which lies below the "Flood Hazard Area Control Act Design Flood Elevation", as defined in § 221-201, and as described in the New Jersey Flood Hazard Area Control Act at N.J.A.C. 7:13. A FHACA flood hazard area exists along every regulated water that has a drainage area of 50 acres or greater. Such area may extend beyond the boundaries of the Special Flood Hazard Areas (SFHAs) as identified by FEMA. The following is a list of New Jersey State studied waters in this community under the FHACA, and their respective map identification numbers.

Table 221-102.2(3) List of State Studied Waters

Name of Studied Water	File Name	Map Number
Delaware River	L0000001	35
Buckhorn Creek, Tributary 1 to Buckhorn Creek	L0000002	34.1
Delaware River, Buckhorn Creek	L0000003	34
Delaware River	L0000004	33
Delaware River	L0000005	32
Delaware River	L0000006	31
Delaware River	L0000007	30
Lopatcong Creek	L00000010	27.4
Lopatcong Creek	L00000011	27.5
Lopatcong Creek	L00000012	27.3
Dry Run	L00000013	27.1A
Delaware River	SUPPVIII21	1
Tributary 1 to Buckhorn Creek	L0000082p	20P
Tributary 1 to Buckhorn Creek	L0000083p	19P
Tributary 1 to Buckhorn Creek	L0000084p	18P
Tributary 1 to Buckhorn Creek	L0000085p	17P
Tributary 1 to Buckhorn Creek	L0000086p	16P
Buckhorn Creek	L0000087p	15P
Buckhorn Creek	L0000088p	14P
Buckhorn Creek	L0000089p	13P
Lopatcong Creek	L0000090p	12P
Lopatcong Creek	L0000091p	11P
Lopatcong Creek	L0000092p	10P
Lopatcong Creek	L0000093p	09P
Lopatcong Creek	L0000094p	08P
Lopatcong Creek	L0000095p	07P
Lopatcong Creek	L0000096p	06P
Delaware River	L0000097p	05P
Delaware River	L0000098p	04P
Delaware River	L0000099p	03P
Delaware River	L00000100p	02P
Delaware River	L00000101p	01P

§ 221-102.3 Establishing the Local Design Flood Elevation (LDFE).

The Local Design Flood Elevation (LDFE) is established in the flood hazard areas determined in § 221-102.2, above, using the best available flood hazard data sources, and the Flood Hazard Area Control Act minimum Statewide elevation requirements for lowest floors in A, Coastal A, and V zones, ASCE 24 requirements for critical facilities as specified by the building code, plus additional freeboard as specified by this ordinance.

At a minimum, the Local Design Flood Elevation shall be as follows:

- 1) For a delineated watercourse, the elevation associated with the Best Available Flood Hazard Data Area determined in § 221-102.2, above plus one foot or as described by N.J.A.C. 7:13 of freeboard; or

- 2) For any undelineated watercourse (where mapping or studies described in § 221-102.2 (1) and (2) above are not available) that has a contributory drainage area of 50 acres or more, the applicants must provide one of the following to determine the Local Design Flood Elevation:
 - a. A copy of an unexpired NJDEP Flood Hazard Area Verification plus one foot of freeboard and any additional freeboard as required by ASCE 24; or
 - b. A determination of the Flood Hazard Area Design Flood Elevation using Method 5 or Method 6 (as described in N.J.A.C. 7:13) plus one foot of freeboard and any additional freeboard as required by ASCE 24. Any determination using these methods must be sealed and submitted according to § 221-105.2 and 221-105.3.
- 3) AO Zones – For Zone AO areas on the municipality's FIRM (or on preliminary flood elevation guidance from FEMA), the Local Design Flood Elevation is determined from the FIRM panel as the highest adjacent grade plus the depth number specified plus one foot of freeboard. If no depth number is specified, the Local Design Flood Elevation is three (3) feet above the highest adjacent grade.
- 4) Class IV Critical Facilities - For any proposed development of new and substantially improved Flood Design Class IV Critical Facilities, the Local Design Flood Elevation must be the higher of the 0.2% annual chance (500 year) flood elevation or the Flood Hazard Area Design Flood Elevation with an additional 2 feet of freeboard in accordance with ASCE 24.
- 5) Class III Critical Facilities - For proposed development of new and substantially improved Flood Design Class III Critical Facilities in coastal high hazard areas, the Local Design Flood Elevation must be the higher of the 0.2% annual chance (500 year) flood elevation or the Flood Hazard Area Design Flood Elevation with an additional 1 foot of freeboard in accordance with ASCE 24.

§ 221-103 DUTIES AND POWERS OF THE FLOODPLAIN ADMINISTRATOR

§ 221-103.1 Floodplain Administrator Designation. The Township Engineer is designated the Floodplain Administrator. The Floodplain Administrator shall have the authority to delegate performance of certain duties to other employees.

§ 221-103.2 General. The Floodplain Administrator is authorized and directed to administer the provisions of these regulations. The Floodplain Administrator shall have the authority to render interpretations of these regulations consistent with the intent and purpose of these regulations and to establish policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be consistent with the intent and purpose of these regulations and the flood provisions of the building code and shall not have the effect of waiving specific requirements without the granting of a variance pursuant to § 221-107 of these regulations.

§ 221-103.3 Coordination. The Floodplain Administrator shall coordinate with the Construction Official to administer and enforce the flood provisions of the Uniform Construction Code.

§ 221-103.4 Duties. The duties of the Floodplain Administrator shall include but are not limited to:

- (1) Review all permit applications to determine whether proposed development is located in flood hazard areas established in § 221-102 of these regulations.
- (2) Require development in flood hazard areas to be reasonably safe from flooding and to be designed and constructed with methods, practices and materials that minimize flood damage.
- (3) Interpret flood hazard area boundaries and provide available flood elevation and flood hazard information.
- (4) Determine whether additional flood hazard data shall be obtained or developed.
- (5) Review required certifications and documentation specified by these regulations and the building code to determine that such certifications and documentations are complete.
- (6) Establish, in coordination with the Construction Official, written procedures for administering and documenting determinations of substantial improvement and substantial damage made pursuant to § 221-103.14 of these regulations.
- (7) Coordinate with the Construction Official and others to identify and investigate damaged buildings located in flood hazard areas and inform owners of the requirement to obtain permits for repairs.
- (8) Review requests submitted to the Construction Official seeking approval to modify the strict application of the flood load and flood resistant construction requirements of the Uniform Construction code to determine whether such requests require consideration as a variance pursuant to § 221-107 of these regulations.
- (9) Require applicants who submit hydrologic and hydraulic engineering analyses to support permit applications to submit to FEMA the data and information necessary to maintain the Flood Insurance Rate Maps when the analyses propose to change base flood elevations, flood hazard area boundaries, or floodway designations; such submissions shall be made within 6 months of such data becoming available.
- (10) Require applicants who propose alteration of a watercourse to notify adjacent jurisdictions and the NJDEP Bureau of Flood Engineering, and to submit copies of such notifications to the Federal Emergency Management Agency (FEMA).
- (11) Inspect development in accordance with § 221-106 of these regulations and inspect flood hazard areas to determine if development is undertaken without issuance of permits.
- (12) Prepare comments and recommendations for consideration when applicants seek variances in accordance with § 221-107 of these regulations.
- (13) Cite violations in accordance with § 221-108 of these regulations.
- (14) Notify the Federal Emergency Management Agency when the corporate boundaries of the Township of Harmony have been modified.
- (15) Permit Ordinary Maintenance and Minor Work in the regulated areas discussed in § 221-102.2.

§ 221-103.5 Use of changed technical data. The Floodplain Administrator and the applicant shall not use changed flood hazard area boundaries or base flood elevations for proposed buildings or developments unless the Floodplain Administrator or applicant has applied for a Conditional Letter of Map Revision (CLOMR) to the Flood Insurance Rate Map (FIRM) revision and has received the approval of the Federal Emergency Management Agency. A revision of the

effective FIRM does not remove the related feature(s) on a flood hazard area delineation that has been promulgated by the NJDEP. A separate application must be made to the State pursuant to N.J.A.C. 7:13 for revision of a flood hazard design flood elevation, flood hazard area limit, floodway limit, and/or other related feature.

§ 221-103.6 Other permits. It shall be the responsibility of the Floodplain Administrator to assure that approval of a proposed development shall not be given until proof that necessary permits have been granted by Federal or State agencies having jurisdiction over such development, including Section 404 of the Clean Water Act. In the event of conflicting permit requirements, the Floodplain Administrator must ensure that the most restrictive floodplain management standards are reflected in permit approvals.

§ 221-103.7 Determination of Local Design Flood Elevations. If design flood elevations are not specified, the Floodplain Administrator is authorized to require the applicant to:

- (1) Obtain, review, and reasonably utilize data available from a Federal, State, or other source, or
- (2) Determine the design flood elevation in accordance with accepted hydrologic and hydraulic engineering techniques. Such analyses shall be performed and sealed by a licensed professional engineer. Studies, analyses, and computations shall be submitted in sufficient detail to allow review and approval by the Floodplain Administrator. The accuracy of data submitted for such determination shall be the responsibility of the applicant.

It shall be the responsibility of the Floodplain Administrator to verify that the applicant's proposed Best Available Flood Hazard Data Area and the Local Design Flood Elevation in any development permit accurately applies the best available flood hazard data and methodologies for determining flood hazard areas and design elevations described in § 221-102.2 and § 221-102.3 respectively. This information shall be provided to the Construction Official and documented according to § 221-103.15.

§ 221-103.8 Requirement to submit new technical data. Base Flood Elevations may increase or decrease resulting from natural changes (e.g. erosion, accretion, channel migration, subsidence, uplift) or man-made physical changes (e.g. dredging, filling, excavation) affecting flooding conditions. As soon as practicable, but not later than six months after the date of a man-made change or when information about a natural change becomes available, the Floodplain Administrator shall notify the Federal Insurance Administrator of the changes by submitting technical or scientific data in accordance with Title 44 Code of Federal Regulations Section 65.3. Such a submission is necessary so that upon confirmation of those physical changes affecting flooding conditions, risk premium rates and floodplain management requirements will be based upon current data.

§ 221-103.9 Activities in riverine flood hazard areas. In riverine flood hazard areas where design flood elevations are specified but floodways have not been designated, the Floodplain Administrator shall not permit any new construction, substantial improvement or other development, including the placement of fill, unless the applicant submits an engineering analysis prepared by a licensed professional engineer that demonstrates that the cumulative effect of the proposed development, when combined with all other existing and anticipated flood hazard area encroachment, will not increase the design flood elevation more than 0.2 feet at any point within the community.

§ 221-103.10 Floodway encroachment. Prior to issuing a permit for any floodway encroachment, including fill, new construction, substantial improvements and other

development or land-disturbing activity, the Floodplain Administrator shall require submission of a certification prepared by a licensed professional engineer, along with supporting technical data, that demonstrates that such development will not cause any increase in the base flood level.

§ 221-103.10.1 Floodway revisions. A floodway encroachment that increases the level of the base flood is authorized if the applicant has applied for a Conditional Letter of Map Revision (CLOMR) to the Flood Insurance Rate Map (FIRM) and has received the approval of FEMA.

§ 221-103.11 Watercourse alteration. Prior to issuing a permit for any alteration or relocation of any watercourse, the Floodplain Administrator shall require the applicant to provide notification of the proposal to the appropriate authorities of all adjacent government jurisdictions, as well as the NJDEP Bureau of Flood Engineering and the Division of Land Resource Protection. A copy of the notification shall be maintained in the permit records and submitted to FEMA.

§ 221-103.11.1 Engineering analysis. The Floodplain Administrator shall require submission of an engineering analysis prepared by a licensed professional engineer, demonstrating that the flood-carrying capacity of the altered or relocated portion of the watercourse will be maintained, neither increased nor decreased. Such watercourses shall be maintained in a manner that preserves the channel's flood-carrying capacity.

§ 221-103.12 Alterations in coastal areas. The excavation or alteration of sand dunes is governed by the New Jersey Coastal Zone Management (CZM) rules, N.J.A.C. 7:7. Prior to issuing a flood damage prevention permit for any alteration of sand dunes in coastal high hazard areas and Coastal A Zones, the Floodplain Administrator shall require that a New Jersey CZM permit be obtained and included in the flood damage prevention permit application. The applicant shall also provide documentation of any engineering analysis, prepared by a licensed professional engineer, that demonstrates that the proposed alteration will not increase the potential for flood damage.

§ 221-103.13 Development in riparian zones All development in Riparian Zones as described in N.J.A.C. 7:13 is prohibited by this ordinance unless the applicant has received an individual or general permit or has complied with the requirements of a permit by rule or permit by certification from NJDEP Division of Land Resource Protection prior to application for a floodplain development permit and the project is compliant with all other Floodplain Development provisions of this ordinance. The width of the riparian zone can range between 50 and 300 feet and is determined by the attributes of the waterbody and designated in the New Jersey Surface Water Quality Standards N.J.A.C. 7:9B. The portion of the riparian zone located outside of a regulated water is measured landward from the top of bank. Applicants can request a verification of the riparian zone limits or a permit applicability determination to determine State permit requirements under N.J.A.C. 7:13 from the NJDEP Division of Land Resource Protection.

§ 221-103.14 Substantial improvement and substantial damage determinations. When buildings and structures are damaged due to any cause including but not limited to man-made, structural, electrical, mechanical, or natural hazard events, or are determined to be unsafe as described in N.J.A.C. 5:23; and for applications for building permits to improve buildings and structures, including alterations, movement, repair, additions, rehabilitations, renovations, ordinary maintenance and minor work, substantial improvements, repairs of substantial damage, and any other improvement of or work on such buildings and structures, the Floodplain Administrator, in coordination with the Construction Official, shall:

- (1) Estimate the market value, or require the applicant to obtain a professional appraisal prepared by a qualified independent appraiser, of the market value of the building or structure before the start of construction of the proposed work; in the case of repair, the market value of the building or structure shall be the market value before the damage occurred and before any repairs are made.
- (2) Determine and include the costs of all ordinary maintenance and minor work, as discussed in § 221- 102.2, performed in the floodplain regulated by this ordinance in addition to the costs of those improvements regulated by the Construction Official in substantial damage and substantial improvement calculations.
- (3) Compare the cost to perform the improvement, the cost to repair the damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, where applicable, to the market value of the building or structure.
- (4) Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage.
- (5) Notify the applicant in writing when it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood resistant construction requirements of the building code is required and notify the applicant in writing when it is determined that work does not constitute substantial improvement or repair of substantial damage. The Floodplain Administrator shall also provide all letters documenting substantial damage and compliance with flood resistant construction requirements of the building code to the NJDEP Bureau of Flood Engineering.

§ 221-103.15 Department records. In addition to the requirements of the building code and these regulations, and regardless of any limitation on the period required for retention of public records, the Floodplain Administrator shall maintain and permanently keep and make available for public inspection all records that are necessary for the administration of these regulations and the flood provisions of the Uniform Construction Code, including Flood Insurance Studies, Flood Insurance Rate Maps; documents from FEMA that amend or revise FIRMs; NJDEP delineations, records of issuance of permits and denial of permits; records of ordinary maintenance and minor work, determinations of whether proposed work constitutes substantial improvement or repair of substantial damage; required certifications and documentation specified by the Uniform Construction Code and these regulations including as-built Elevation Certificates; notifications to adjacent communities, FEMA, and the State related to alterations of watercourses; assurance that the flood carrying capacity of altered waterways will be maintained; documentation related to variances, including justification for issuance or denial; and records of enforcement actions taken pursuant to these regulations and the flood resistant provisions of the Uniform Construction Code. The Floodplain Administrator shall also record the required elevation, determination method, and base flood elevation source used to determine the Local Design Flood Elevation in the floodplain development permit.

§ 221-103.16 Liability. The Floodplain Administrator and any employee charged with the enforcement of these regulations, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by these regulations or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of these regulations shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The Floodplain Administrator and any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in

pursuance of the provisions of these regulations.

§ 221-104 PERMITS

§ 221-104.1 Permits Required. Any person, owner or authorized agent who intends to conduct any development in a flood hazard area shall first make application to the Floodplain Administrator and shall obtain the required permit. Depending on the nature and extent of proposed development that includes a building or structure, the Floodplain Administrator may determine that a floodplain development permit or approval is required in addition to a building permit.

§ 221-104.2 Application for permit. The applicant shall file an application in writing on a form furnished by the Floodplain Administrator. Such application shall:

- (1) Identify and describe the development to be covered by the permit.
- (2) Describe the land on which the proposed development is to be conducted by legal description, street address or similar description that will readily identify and definitively locate the site.
- (3) Indicate the use and occupancy for which the proposed development is intended.
- (4) Be accompanied by a site plan and construction documents as specified in § 221-105 of these regulations, grading and filling plans and other information deemed appropriate by the Floodplain Administrator.
- (5) State the valuation of the proposed work, including the valuation of ordinary maintenance and minor work.
- (6) Be signed by the applicant or the applicant's authorized agent.

§ 221-104.3 Validity of permit. The issuance of a permit under these regulations or the Uniform Construction Code shall not be construed to be a permit for, or approval of, any violation of this appendix or any other ordinance of the jurisdiction. The issuance of a permit based on submitted documents and information shall not prevent the Floodplain Administrator from requiring the correction of errors. The Floodplain Administrator is authorized to prevent occupancy or use of a structure or site which is in violation of these regulations or other ordinances of this jurisdiction.

§ 221-104.4 Expiration. A permit shall become invalid when the proposed development is not commenced within 180 days after its issuance, or when the work authorized is suspended or abandoned for a period of 180 days after the work commences. Extensions shall be requested in writing and justifiable cause demonstrated. The Floodplain Administrator is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each.

§ 221-104.5 Suspension or revocation. The Floodplain Administrator is authorized to suspend or revoke a permit issued under these regulations wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or code of this jurisdiction.

§ 221-105 SITE PLANS AND CONSTRUCTION DOCUMENTS

§ 221-105.1 Information for development in flood hazard areas. The site plan or construction documents for any development subject to the requirements of these regulations shall be drawn to scale and shall include, as applicable to the proposed development:

- (1) Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations when necessary for review of the proposed development. For buildings that are located in more than one flood hazard area, the elevation and provisions associated with the most restrictive flood hazard area shall apply.
- (2) Where base flood elevations or floodway data are not included on the FIRM or in the Flood Insurance Study, they shall be established in accordance with § 221-105.2.
- (3) Where the parcel on which the proposed development will take place will have more than 50 lots or is larger than 5 acres and base flood elevations are not included on the FIRM or in the Flood Insurance Study, such elevations shall be established in accordance with § 221-105.2(3) of these regulations.
- (4) Location of the proposed activity and proposed structures, and locations of existing buildings and structures; in coastal high hazard areas and Coastal A zones, new buildings shall be located landward of the reach of mean high tide.
- (5) Location, extent, amount, and proposed final grades of any filling, grading, or excavation.
- (6) Where the placement of fill is proposed, the amount, type, and source of fill material; compaction specifications; a description of the intended purpose of the fill areas; and evidence that the proposed fill areas are the minimum necessary to achieve the intended purpose. The applicant shall provide an engineering certification confirming that the proposal meets the flood storage displacement limitations of N.J.A.C. 7:13.
- (7) Extent of any proposed alteration of sand dunes.
- (8) Existing and proposed alignment of any proposed alteration of a watercourse.
- (9) Floodproofing certifications, V Zone and Breakaway Wall Certifications, Operations and Maintenance Plans, Warning and Evacuation Plans and other documentation required pursuant to FEMA publications.

The Floodplain Administrator is authorized to waive the submission of site plans, construction documents, and other data that are required by these regulations but that are not required to be prepared by a registered design professional when it is found that the nature of the proposed development is such that the review of such submissions is not necessary to ascertain compliance.

§ 221-105.2 Information in flood hazard areas without base flood elevations

(approximate Zone A). Where flood hazard areas are delineated on the effective or preliminary FIRM and base flood elevation data have not been provided, the applicant shall consult with the Floodplain Administrator to determine whether to:

- (1) Use the Approximation Method (Method 5) described in N.J.A.C. 7:13 in conjunction with Appendix 1 of the FHACA to determine the required flood elevation.
- (2) Obtain, review, and reasonably utilize data available from a Federal, State or other source when those data are deemed acceptable to the Floodplain Administrator to reasonably reflect flooding conditions.
- (3) Determine the base flood elevation in accordance with accepted hydrologic and hydraulic engineering techniques according to Method 6 as described in N.J.A.C. 7:13. Such analyses shall be performed and sealed by a licensed professional

engineer.

Studies, analyses, and computations shall be submitted in sufficient detail to allow review and approval by the Floodplain Administrator prior to floodplain development permit issuance. The accuracy of data submitted for such determination shall be the responsibility of the applicant. Where the data are to be used to support a Letter of Map Change (LOMC) from FEMA, the applicant shall be responsible for satisfying the submittal requirements and pay the processing fees.

§ 221-105.3 Analyses and certifications by a Licensed Professional Engineer. As applicable to the location and nature of the proposed development activity, and in addition to the requirements of this section, the applicant shall have the following analyses signed and sealed by a licensed professional engineer for submission with the site plan and construction documents:

- (1) For development activities proposed to be located in a regulatory floodway, a floodway encroachment analysis that demonstrates that the encroachment of the proposed development will not cause any increase in base flood elevations; where the applicant proposes to undertake development activities that do increase base flood elevations, the applicant shall submit such analysis to FEMA as specified in § 221-105.4 of these regulations and shall submit the Conditional Letter of Map Revision, if issued by FEMA, with the site plan and construction documents.
- (2) For development activities proposed to be located in a riverine flood hazard area where base flood elevations are included in the FIS or FIRM but floodways have not been designated, hydrologic and hydraulic analyses that demonstrate that the cumulative effect of the proposed development, when combined with all other existing and anticipated flood hazard area encroachments will not increase the base flood elevation more than 0.2 feet at any point within the jurisdiction. This requirement does not apply in isolated flood hazard areas not connected to a riverine flood hazard area or in flood hazard areas identified as Zone AO or Zone AH.
- (3) For alteration of a watercourse, an engineering analysis prepared in accordance with standard engineering practices which demonstrates that the flood-carrying capacity of the altered or relocated portion of the watercourse will not be decreased, and certification that the altered watercourse shall be maintained, neither increasing nor decreasing the channel's flood-carrying capacity. The applicant shall submit the analysis to FEMA as specified in § 221-105.4 of these regulations. The applicant shall notify the chief executive officer of all affected adjacent jurisdictions, the NJDEP's Bureau of Flood Engineering and the Division of Land Resource Protection; and shall provide documentation of such notifications.
- (4) For activities that propose to alter sand dunes in coastal high hazard areas (Zone V) and Coastal A Zones, an engineering analysis that demonstrates that the proposed alteration will not increase the potential for flood damage and documentation of the issuance of a New Jersey Coastal Zone Management permit under N.J.A.C. 7:7.
- (5) For analyses performed using Methods 5 and 6 (as described in N.J.A.C. 7:13) in flood hazard zones without base flood elevations (approximate A zones).

§ 221-105.4 Submission of additional data. When additional hydrologic, hydraulic or other engineering data, studies, and additional analyses are submitted to support an application, the applicant has the right to seek a Letter of Map Change (LOMC) from FEMA to change the base flood elevations, change floodway boundaries, or change boundaries of flood hazard areas shown on FIRMs, and to submit such data to FEMA for such purposes. The analyses shall be

prepared by a licensed professional engineer in a format required by FEMA. Submittal requirements and processing fees shall be the responsibility of the applicant.

§ 221-106 INSPECTIONS

§ 221-106.1 General. Development for which a permit is required shall be subject to inspection. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of these regulations or the building code. Inspections presuming to give authority to violate or cancel the provisions of these regulations or the building code or other ordinances shall not be valid.

§ 221-106.2 Inspections of development. The Floodplain Administrator shall inspect all development in flood hazard areas authorized by issuance of permits under these regulations. The Floodplain Administrator shall inspect flood hazard areas from time to time to determine if development is undertaken without issuance of a permit.

§ 221-106.3 Buildings and structures. The Construction Official shall make or cause to be made, inspections for buildings and structures in flood hazard areas authorized by permit in accordance with the Uniform Construction Code, N.J.A.C. 5:23.

- (1) **Lowest floor elevation.** Upon placement of the lowest floor, including the basement, and prior to further vertical construction, certification of the elevation required in § 221-801.2 shall be submitted to the Construction Official on an Elevation Certificate.
- (2) **Lowest horizontal structural member.** In V zones and Coastal A zones, upon placement of the lowest floor, including the basement, and prior to further vertical construction, certification of the elevation required in § 221-801.2 shall be submitted to the Construction Official on an Elevation Certificate.
- (3) **Installation of attendant utilities** (electrical, heating, ventilating, air-conditioning, and other service equipment) and sanitary facilities elevated as discussed in § 221-801.2.
- (4) **Final inspection.** Prior to the final inspection, certification of the elevation required in § 221-801.2 shall be submitted to the Construction Official on an Elevation Certificate.

§ 221-106.4 Manufactured homes. The Floodplain Administrator shall inspect manufactured homes that are installed or replaced in flood hazard areas to determine compliance with the requirements of these regulations and the conditions of the issued permit. Upon placement of a manufactured home, certification of the elevation of the lowest floor shall be submitted on an Elevation Certificate to the Floodplain Administrator prior to the final inspection.

§ 221-107 VARIANCES

§ 221-107.1 General. The Land Use Board shall hear and decide requests for variances. The Land Use Board shall base its determination on technical justifications submitted by applicants, the considerations for issuance in § 221-107.5, the conditions of issuance set forth in § 221-107.6, and the comments and recommendations of the Floodplain Administrator and, as applicable, the Construction Official. The Land Use Board has the right to attach such conditions to variances as it deems necessary to further the purposes and objectives of these regulations.

§ 221-107.2 Historic structures. A variance to the substantial improvement requirements of this ordinance is authorized provided that the repair or rehabilitation of a historic structure is completed according to N.J.A.C. 5:23-6.33, Section 1612 of the International Building Code and R322 of the International Residential Code, the repair or rehabilitation will not preclude the structure's continued designation as a historic structure, the structure meets the definition of the historic structure as described by this ordinance, and the variance is the minimum necessary to preserve the historic character and design of the structure.

§ 221-107.3 Functionally dependent uses. A variance is authorized to be issued for the construction or substantial improvement necessary for the conduct of a functionally dependent use provided the variance is the minimum necessary to allow the construction or substantial improvement, and that all due consideration has been given to use of methods and materials that minimize flood damage during the base flood and create no additional threats to public safety.

§ 221-107.4 Restrictions in floodways. A variance shall not be issued for any proposed development in a floodway when any increase in flood levels would result during the base flood discharge, as evidenced by the applicable analysis and certification required in § 221-105.3(1) of these regulations.

§ 221-107.5 Considerations. In reviewing requests for variances, all technical evaluations, all relevant factors, all other portions of these regulations, and the following shall be considered:

- (1) The danger that materials and debris may be swept onto other lands resulting in further injury or damage.
- (2) The danger to life and property due to flooding or erosion damage.
- (3) The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners.
- (4) The importance of the services provided by the proposed development to the community.
- (5) The availability of alternate locations for the proposed development that are not subject to flooding or erosion and the necessity of a waterfront location, where applicable.
- (6) The compatibility of the proposed development with existing and anticipated development.
- (7) The relationship of the proposed development to the comprehensive plan and floodplain management program for that area.
- (8) The safety of access to the property in times of flood for ordinary and emergency vehicles.
- (9) The expected heights, velocity, duration, rate of rise and debris and sediment transport of the floodwater and the effects of wave action, where applicable, expected at the site.
- (10) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets, and bridges.

§ 221-107.6 Conditions for issuance. Variances shall only be issued upon:

- (1) Submission by the applicant of a showing of good and sufficient cause that the unique characteristics of the size, configuration or topography of the site limit compliance with any provision of these regulations or renders the elevation standards of the building code inappropriate.
- (2) A determination that failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable.
- (3) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws or ordinances.
- (4) A determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- (5) Notification to the applicant in writing over the signature of the Floodplain Administrator that the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage, and that such construction below the base flood level increases risks to life and property.

§ 221-108 VIOLATIONS

§ 221-108.1 Violations. Any development in any flood hazard area that is being performed without an issued permit or that is in conflict with an issued permit shall be deemed a violation. A building or structure without the documentation of elevation of the lowest floor, the lowest horizontal structural member if in a V or Coastal A Zone, other required design certifications, or other evidence of compliance required by the building code is presumed to be a violation until such time as that documentation is provided.

§ 221-108.2 Authority. The Floodplain Administrator is authorized to serve notices of violation or stop work orders to owners of property involved, to the owner's agent, or to the person or persons doing the work for development that is not within the scope of the Uniform Construction Code, but is regulated by these regulations and that is determined to be a violation.

§ 221-108.3 Unlawful continuance. Any person who shall continue any work after having been served with a notice of violation or a stop work order, except such work as that person is directed to perform to remove or remedy a violation or unsafe condition, shall be subject to penalties as prescribed by N.J.S.A. 40:49-5 as appropriate.

§ 221-108.4 Review Period to Correct Violations. A 30-day period shall be given to the property owner as an opportunity to cure or abate the condition. The property owner shall also be afforded an opportunity for a hearing before the court for an independent determination concerning the violation. Subsequent to the expiration of the 30-day period, a fine greater than \$1,250.00 may be imposed if a court has not determined otherwise or, upon reinspection of the property, it is determined that the abatement has not been substantially completed.

§ 221-201 DEFINITIONS

§ 221-201.1 General. The following words and terms shall, for the purposes of these regulations, have the meanings shown herein. Other terms are defined in the Uniform Construction Code N.J.A.C. 5:23 and terms are defined where used in the International

Residential Code and International Building Code (rather than in the definitions section). Where terms are not defined, such terms shall have ordinarily accepted meanings such as the context implies.

§ 221-201.2 Definitions

30 DAY PERIOD – The period of time prescribed by N.J.S.A. 40:49-5 in which a property owner is afforded the opportunity to correct zoning and solid waste disposal after a notice of violation pertaining to this ordinance has been issued.

100 YEAR FLOOD ELEVATION – Elevation of flooding having a 1% annual chance of being equaled or exceeded in a given year which is also referred to as the Base Flood Elevation.

500 YEAR FLOOD ELEVATION – Elevation of flooding having a 0.2% annual chance of being equaled or exceeded in a given year.

A ZONES – Areas of 'Special Flood Hazard in which the elevation of the surface water resulting from a flood that has a 1% annual chance of equaling or exceeding the Base Flood Elevation (BFE) in any given year shown on the Flood Insurance Rate Map (FIRM) zones A, AE, AH, A1–A30, AR, AR/A, AR/AE, AR/A1–A30, AR/AH, and AR/AO. When used in reference to the development of a structure in this ordinance, A Zones are not inclusive of Coastal A Zones because of the higher building code requirements for Coastal A Zones.

AH ZONES– Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone.

AO ZONES – Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet.

ACCESSORY STRUCTURE – Accessory structures are also referred to as appurtenant structures. An accessory structure is a structure which is on the same parcel of property as a principal structure and the use of which is incidental to the use of the principal structure. For example, a residential structure may have a detached garage or storage shed for garden tools as accessory structures. Other examples of accessory structures include gazebos, picnic pavilions, boathouses, small pole barns, storage sheds, and similar buildings.

AGRICULTURAL STRUCTURE - A structure used solely for agricultural purposes in which the use is exclusively in connection with the production, harvesting, storage, drying, or raising of agricultural commodities, including the raising of livestock. Communities must require that new construction or substantial improvements of agricultural structures be elevated or floodproofed to or above the Base Flood Elevation (BFE) as any other nonresidential building. Under some circumstances it may be appropriate to wet-floodproof certain types of agricultural structures when located in wide, expansive floodplains through issuance of a variance. This should only be done for structures used for temporary storage of equipment or crops or temporary shelter for livestock and only in circumstances where it can be demonstrated that agricultural structures can be designed in such a manner that results in minimal damage to the structure and its contents and will create no additional threats to public safety. New construction or substantial improvement of livestock confinement buildings, poultry houses, dairy operations, similar livestock operations and any structure that represents more than a minimal investment must meet the elevation or dry-floodproofing requirements of 44 CFR 60.3(c)(3).

AREA OF SHALLOW FLOODING – A designated Zone AO, AH, AR/AO or AR/AH (or VO) on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow. **AREA OF SPECIAL FLOOD HAZARD** – see SPECIAL FLOOD HAZARD AREA

ALTERATION OF A WATERCOURSE – A dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross-sectional area of the channel or the channel capacity, or any other form of modification which may alter, impede, retard or change the direction and/or velocity of the riverine flow of water during conditions of the base flood.

ASCE 7 – The standard for the Minimum Design Loads for Buildings and Other Structures, referenced by the building code and developed and published by the American Society of Civil Engineers, Reston, VA. which includes but is not limited to methodology and equations necessary for determining structural and flood-related design requirements and determining the design requirements for structures that may experience a combination of loads including those from natural hazards. Flood related equations include those for determining erosion, scour, lateral, vertical, hydrostatic, hydrodynamic, buoyancy, breaking wave, and debris impact.

ASCE 24 – The standard for Flood Resistant Design and Construction, referenced by the building code and developed and published by the American Society of Civil Engineers, Reston, VA. References to ASCE 24 shall mean ASCE 24-14 or the most recent version of ASCE 24 adopted in the UCC Code [N.J.A.C. 5:23].

BASE FLOOD ELEVATION (BFE) – The water surface elevation resulting from a flood that has a 1-percent or greater chance of being equaled or exceeded in any given year, as shown on a published Flood Insurance Study (FIS), or preliminary flood elevation guidance from FEMA. May also be referred to as the "100-year flood elevation".

BASEMENT – Any area of the building having its floor subgrade (below ground level) on all sides.

BEST AVAILABLE FLOOD HAZARD DATA - The most recent available preliminary flood risk guidance FEMA has provided. The Best Available Flood Hazard Data may be depicted on but not limited to Advisory Flood Hazard Area Maps, Work Maps, or Preliminary FIS and FIRM.

BEST AVAILABLE FLOOD HAZARD DATA AREA- The areal mapped extent associated with the most recent available preliminary flood risk guidance FEMA has provided. The Best Available Flood Hazard Data may be depicted on but not limited to Advisory Flood Hazard Area Maps, Work Maps, or Preliminary FIS and FIRM.

BEST AVAILABLE FLOOD HAZARD DATA ELEVATION - The most recent available preliminary flood elevation guidance FEMA has provided. The Best Available Flood Hazard Data may be depicted on but not limited to Advisory Flood Hazard Area Maps, Work Maps, or Preliminary FIS and FIRM.

BREAKAWAY WALLS – Any type of wall subject to flooding that is not required to provide structural support to a building or other structure and that is designed and constructed such that, below the Local Design Flood Elevation, it will collapse under specific lateral loads such that (1) it allows the free passage of floodwaters, and (2) it does not damage the structure or supporting foundation system. Certification in the V Zone Certificate of the design, plans, and specifications by a licensed design professional that these walls are in accordance with accepted standards of

practice is required as part of the permit application for new and substantially improved V Zone and Coastal A Zone structures. A completed certification must be submitted at permit application.

BUILDING – Per the FHACA, “Building” means a structure enclosed with exterior walls or fire walls, erected and framed of component structural parts, designed for the housing, shelter, enclosure, and support of individuals, animals, or property of any kind. A building may have a temporary or permanent foundation. A building that is intended for regular human occupation and/or residence is considered a habitable building.

CONDITIONAL LETTER OF MAP REVISION - A Conditional Letter of Map Revision (CLOMR) is FEMA's comment on a proposed project that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The letter does not revise an effective NFIP map, it indicates whether the project, if built as proposed, would be recognized by FEMA. FEMA charges a fee for processing a CLOMR to recover the costs associated with the review that is described in the Letter of Map Change (LOMC) process. Building permits cannot be issued based on a CLOMR, because a CLOMR does not change the NFIP map.

CONDITIONAL LETTER OF MAP REVISION - FILL - A Conditional Letter of Map Revision - Fill (CLOMR-F) is FEMA's comment on a proposed project involving the placement of fill outside of the regulatory floodway that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The letter does not revise an effective NFIP map, it indicates whether the project, if built as proposed, would be recognized by FEMA. FEMA charges a fee for processing a CLOMR to recover the costs associated with the review that is described in the Letter of Map Change (LOMC) process. Building permits cannot be issued based on a CLOMR, because a CLOMR does not change the NFIP map.

CRITICAL BUILDING – Per the FHACA, “Critical Building” means that:

- a. It is essential to maintaining continuity of vital government operations and/or supporting emergency response, sheltering, and medical care functions before, during, and after a flood, such as a hospital, medical clinic, police station, fire station, emergency response center, or public shelter; or
- b. It serves large numbers of people who may be unable to leave the facility through their own efforts, thereby hindering or preventing safe evacuation of the building during a flood event, such as a school, college, dormitory, jail or detention facility, day care center, assisted living facility, or nursing home.

DEVELOPMENT – Any manmade change to improved or unimproved real estate, including but not limited to, buildings or other structures, tanks, temporary structures, temporary or permanent storage of materials, mining, dredging, filling, grading, paving, excavations, drilling operations and other land-disturbing activities.

DRY FLOODPROOFING – A combination of measures that results in a non-residential structure, including the attendant utilities and equipment as described in the latest version of ASCE 24, being watertight with all elements substantially impermeable and with structural components having the capacity to resist flood loads.

ELEVATED BUILDING – A building that has no basement and that has its lowest elevated floor

raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns. Solid perimeter foundations walls are not an acceptable means of elevating buildings in V and VE Zones.

ELEVATION CERTIFICATE – An administrative tool of the National Flood Insurance Program (NFIP) that can be used to provide elevation information, to determine the proper insurance premium rate, and to support an application for a Letter of Map Amendment (LOMA) or Letter of Map Revision based on fill (LOMR-F).

ENCROACHMENT – The placement of fill, excavation, buildings, permanent structures or other development into a flood hazard area which may impede or alter the flow capacity of riverine flood hazard areas.

FEMA PUBLICATIONS – Any publication authored or referenced by FEMA related to building science, building safety, or floodplain management related to the National Flood Insurance Program. Publications shall include but are not limited to technical bulletins, desk references, and American Society of Civil Engineers Standards documents including ASCE 24.

FLOOD OR FLOODING

- a. A general and temporary condition of partial or complete inundation of normally dry land areas from:
 - 1. The overflow of inland or tidal waters.
 - 2. The unusual and rapid accumulation or runoff of surface waters from any source.
 - 3. Mudslides (I.e. mudflows) which are proximately caused by flooding as defined in (a) (2) of this definition and are akin to a river or liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.
- b. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (a)(1) of this definition.

FLOOD HAZARD AREA DESIGN FLOOD ELEVATION – Per the FHACA, the peak water surface elevation that will occur in a water during the flood hazard area design flood. This elevation is determined via available flood mapping adopted by the State, flood mapping published by FEMA (including effective flood mapping dated on or after January 31, 1980, or any more recent advisory, preliminary, or pending flood mapping; whichever results in higher flood elevations, wider floodway limits, greater flow rates, or indicates a change from an A zone to a V zone or coastal A zone), approximation, or calculation pursuant to the Flood Hazard Area Control Act Rules at N.J.A.C. 7:13-3.1 – 3.6 and is typically higher than FEMA's base flood elevation. A water that has a drainage area measuring less than 50 acres does not possess, and is not assigned, a flood hazard area design flood elevation.

FLOOD INSURANCE RATE MAP (FIRM) – The official map on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

FLOOD INSURANCE STUDY (FIS) – The official report in which the Federal Emergency Management Agency has provided flood profiles, as well as the Flood Insurance Rate Map(s) and

the water surface elevation of the base flood.

FLOODPLAIN OR FLOOD PRONE AREA – Any land area susceptible to being inundated by water from any source. See "Flood or flooding."

FLOODPLAIN MANAGEMENT REGULATIONS – Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance, and erosion control ordinance) and other applications of police power. The term describes such State or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

FLOODPROOFING – Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents.

FLOODPROOFING CERTIFICATE – Certification by a licensed design professional that the design and methods of construction for floodproofing a non-residential structure are in accordance with accepted standards of practice to a proposed height above the structure's lowest adjacent grade that meets or exceeds the Local Design Flood Elevation. A completed floodproofing certificate is required at permit application.

FLOODWAY – The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than 0.2 foot.

FREEBOARD – A factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

FUNCTIONALLY DEPENDENT USE – A use that cannot perform its intended purpose unless it is located or carried out in close proximity to water, including only docking facilities, port facilities necessary for the loading or unloading of cargo or passengers, and shipbuilding and ship repair facilities. The term does not include long-term storage or related manufacturing facilities.

HABITABLE BUILDING– Pursuant to the FHACA Rules (N.J.A.C. 7:13), means a building that is intended for regular human occupation and/or residence. Examples of a habitable building include a single-family home, duplex, multi-residence building, or critical building; a commercial building such as a retail store, restaurant, office building, or gymnasium; an accessory structure that is regularly occupied, such as a garage, barn, or workshop; mobile and manufactured homes, and trailers intended for human residence, which are set on a foundation and/or connected to utilities, such as in a mobile home park (not including campers and recreational vehicles); and any other building that is regularly occupied, such as a house of worship, community center, or meeting hall, or animal shelter that includes regular human access and occupation. Examples of a non-habitable building include a bus stop shelter, utility building, storage shed, self-storage unit, construction trailer, or an individual shelter for animals such as a doghouse or outdoor kennel.

HARDSHIP – As related to § 221-107 of this ordinance, meaning the exceptional hardship that would result from a failure to grant the requested variance. The Harmony Township Committee requires that the variance be exceptional, unusual, and peculiar to the property involved. Mere economic or financial hardship alone is not exceptional. Inconvenience, aesthetic considerations,

physical handicaps, personal preferences, or the disapproval of one's neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.

HIGHEST ADJACENT GRADE – The highest natural elevation of the ground surface prior to construction next to the proposed or existing walls of a structure.

HISTORIC STRUCTURE – Any structure that is:

- a. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- c. Individually listed on a State inventory of historic places in States with historic preservation programs which have been approved by the Secretary of the Interior; or
- d. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 1. By an approved State program as determined by the Secretary of the Interior; or
 2. Directly by the Secretary of the Interior in States without approved programs.

LAWFULLY EXISTING – Per the FHACA, means an existing fill, structure and/or use, which meets all Federal, State, and local laws, and which is not in violation of the FHACA because it was established:

- a. Prior to January 31, 1980; or
- b. On or after January 31, 1980, in accordance with the requirements of the FHACA as it existed at the time the fill, structure and/or use was established.

Note: Substantially damaged properties and substantially improved properties that have not been elevated are not considered "lawfully existing" for the purposes of the NFIP. This definition is included in this ordinance to clarify the applicability of any more stringent statewide floodplain management standards required under the FHACA.

LETTER OF MAP AMENDMENT - A Letter of Map Amendment (LOMA) is an official amendment, by letter, to an effective National Flood Insurance Program (NFIP) map that is requested through the Letter of Map Change (LOMC) process. A LOMA establishes a property's location in relation to the Special Flood Hazard Area (SFHA). LOMAs are usually issued because a property has been inadvertently mapped as being in the floodplain but is actually on natural high ground above the base flood elevation. Because a LOMA officially amends the effective NFIP map, it is a public record that the community must maintain. Any LOMA should be noted on the community's master flood map and filed by panel number in an accessible location.

LETTER OF MAP CHANGE – The Letter of Map Change (LOMC) process is a service provided by FEMA for a fee that allows the public to request a change in flood zone designation in an Area of Special Flood Hazard on an Flood Insurance Rate Map (FIRM). Conditional Letters of Map Revision, Conditional Letters of Map Revision – Fill, Letters of Map Revision, Letters of Map Revision-Fill, and Letters of Map Amendment are requested through the Letter of Map Change (LOMC) process.

LETTER OF MAP REVISION - A Letter of Map Revision (LOMR) is FEMA's modification to an effective Flood Insurance Rate Map (FIRM). Letter of Map Revisions are generally based on the

implementation of physical measures that affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The LOMR officially revises the Flood Insurance Rate Map (FIRM) and sometimes the Flood Insurance Study (FIS) report, and when appropriate, includes a description of the modifications. The LOMR is generally accompanied by an annotated copy of the affected portions of the FIRM or FIS report. Because a LOMR officially revises the effective NFIP map, it is a public record that the community must maintain. Any LOMR should be noted on the community's master flood map and filed by panel number in an accessible location.

LETTER OF MAP REVISION – FILL -- A Letter of Map Revision Based on Fill (LOMR-F) is FEMA's modification of the Special Flood Hazard Area (SFHA) shown on the Flood Insurance Rate Map (FIRM) based on the placement of fill outside the existing regulatory floodway may be initiated through the Letter of Map Change (LOMC) Process. Because a LOMR-F officially revises the effective Flood Insurance Rate Map (FIRM) map, it is a public record that the community must maintain. Any LOMR-F should be noted on the community's master flood map and filed by panel number in an accessible location.

LICENSED DESIGN PROFESSIONAL – Licensed design professional shall refer to either a New Jersey Licensed Professional Engineer, licensed by the New Jersey State Board of Professional Engineers and Land Surveyors or a New Jersey Licensed Architect, licensed by the New Jersey State Board of Architects.

LICENSED PROFESSIONAL ENGINEER - A licensed professional engineer shall refer to individuals licensed by the New Jersey State Board of Professional Engineers and Land Surveyors.

LOCAL DESIGN FLOOD ELEVATION (LDFE) – The elevation reflective of the most recent available preliminary flood elevation guidance FEMA has provided as depicted on but not limited to Advisory Flood Hazard Area Maps, Work Maps, or Preliminary FIS and FIRM which is also inclusive of freeboard specified by the New Jersey Flood Hazard Area Control Act and Uniform Construction Codes and any additional freeboard specified in a community's ordinance. In no circumstances shall a project's LDFE be lower than a permit-specified Flood Hazard Area Design Flood Elevation or a valid NJDEP Flood Hazard Area Verification Letter plus the freeboard as required in ASCE 24 and the effective FEMA Base Flood Elevation.

LOWEST ADJACENT GRADE – The lowest point of ground, patio, or sidewalk slab immediately next a structure, except in AO Zones where it is the natural grade elevation.

LOWEST FLOOR – In A Zones, the lowest floor is the top surface of the lowest floor of the lowest enclosed area (including basement). In V Zones and coastal A Zones, the bottom of the lowest horizontal structural member of a building is the lowest floor. An unfinished or flood resistant enclosure, usable solely for the parking of vehicles, building access or storage in an area other than a basement is not considered a building's lowest floor provided that such enclosure is not built so as to render the structure in violation of other applicable non-elevation design requirements of these regulations.

MANUFACTURED HOME – A structure that is transportable in one or more sections, eight (8) feet or more in width and greater than four hundred (400) square feet, built on a permanent chassis, designed for use with or without a permanent foundation when attached to the required utilities, and constructed to the Federal Manufactured Home Construction and Safety Standards and rules and regulations promulgated by the U.S. Department of Housing and Urban Development. The

term also includes mobile homes, park trailers, travel trailers and similar transportable structures that are placed on a site for 180 consecutive days or longer.

MANUFACTURED HOME PARK OR SUBDIVISION – A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

MARKET VALUE – The price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in these regulations, the term refers to the market value of buildings and structures, excluding the land and other improvements on the parcel. Market value shall be determined by one of the following methods (1) Actual Cash Value (replacement cost depreciated for age and quality of construction), (2) tax assessment value adjusted to approximate market value by a factor provided by the Property Appraiser, or (3) established by a qualified independent appraiser.

NEW CONSTRUCTION – Structures for which the start of construction commenced on or after the effective date of the first floodplain regulation adopted by a community; includes any subsequent improvements to such structures. New construction includes work determined to be a substantial improvement.

NON-RESIDENTIAL – Pursuant to ASCE 24, any building or structure or portion thereof that is not classified as residential.

ORDINARY MAINTENANCE AND MINOR WORK – This term refers to types of work excluded from construction permitting under N.J.A.C. 5:23 in the March 5, 2018 New Jersey Register. Some of these types of work must be considered in determinations of substantial improvement and substantial damage in regulated floodplains under 44 CFR 59.1. These types of work include but are not limited to replacements of roofing, siding, interior finishes, kitchen cabinets, plumbing fixtures and piping, HVAC and air conditioning equipment, exhaust fans, built in appliances, electrical wiring, etc. Improvements necessary to correct existing violations of State or local health, sanitation, or code enforcement officials which are the minimum necessary to assure safe living conditions and improvements of historic structures as discussed in 44 CFR 59.1 shall not be included in the determination of ordinary maintenance and minor work.

RECREATIONAL VEHICLE – A vehicle that is built on a single chassis, 400 square feet or less when measured at the largest horizontal projection, designed to be self-propelled or permanently towable by a light-duty truck, and designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.

RESIDENTIAL – Pursuant to the ASCE 24:

- a. Buildings and structures and portions thereof where people live or that are used for sleeping purposes on a transient or non-transient basis;
- b. Structures including but not limited to one- and two-family dwellings, townhouses, condominiums, multi-family dwellings, apartments, congregate residences, boarding houses, lodging houses, rooming houses, hotels, motels, apartment buildings, convents, monasteries, dormitories, fraternity houses, sorority houses, vacation time-share properties; and
- c. institutional facilities where people are cared for or live on a 24-hour basis in a supervised environment, including but not limited to board and care facilities, assisted living facilities, halfway houses, group homes, congregate care facilities, social rehabilitation facilities, alcohol and drug centers, convalescent facilities, hospitals, nursing homes, mental hospitals,

detoxification facilities, prisons, jails, reformatories, detention centers, correctional centers, and prerelease centers.

SOLID WASTE DISPOSAL – "Solid Waste Disposal" shall mean the storage, treatment, utilization, processing or final disposition of solid waste as described in N.J.A.C. 7:26-1.6 or the storage of unsecured materials as described in N.J.A.C. 7:13-2.3 for a period of greater than 6 months as specified in N.J.A.C. 7:26 which have been discharged, deposited, injected, dumped, spilled, leaked, or placed into any land or water such that such solid waste may enter the environment or be emitted into the air or discharged into any waters, including groundwaters.

SPECIAL FLOOD HAZARD AREA – The greater of the following: (1) Land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year, shown on the FIRM as Zone V, VE, V1-3-, A, AO, A1-30, AE, A99, or AH; (2) Land and the space above that land, which lies below the peak water surface elevation of the flood hazard area design flood for a particular water, as determined using the methods set forth in the New Jersey Flood Hazard Area Control Act in N.J.A.C. 7:13; (3) Riparian Buffers as determined in the New Jersey Flood Hazard Area Control Act in N.J.A.C. 7:13. Also referred to as the AREA OF SPECIAL FLOOD HAZARD.

START OF CONSTRUCTION – The **Start of Construction is as follows:**

- a. **For other than new construction or substantial improvements, under the Coastal Barrier Resources Act (CBRA)**, this is the date the building permit was issued, provided that the actual start of construction, repair, rehabilitation, addition, placement or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a building on site, such as the pouring of a slab or footing, the installation of piles, the construction of columns or any work beyond the stage of excavation; or the placement of a manufactured (mobile) home on a foundation. For a substantial improvement, actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.
- b. For the purposes of determining whether proposed construction must meet new requirements when National Flood Insurance Program (NFIP) maps are issued or revised and Base Flood Elevation's (BFEs) increase or zones change, the Start of Construction includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation.

Permanent construction does not include land preparation, such as clearing, grading, and filling, nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. Such development must also be permitted and must meet new requirements when National Flood Insurance Program (NFIP) maps are issued or revised and Base Flood Elevation's (BFEs) increase or zones change.

For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects

the external dimensions of the building.

For determining if new construction and substantial improvements within the Coastal Barrier Resources System (CBRS) can obtain flood insurance, a different definition applies.

STRUCTURE – A walled and roofed building, a manufactured home, or a gas or liquid storage tank that is principally above ground.

SUBSTANTIAL DAMAGE – Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT – Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either:

- a. Any project for improvement of a structure to correct existing violations of State or local health, sanitary or safety code specifications which have been identified by the local code enforcement officer and which are the minimum necessary to assure safe living conditions; or
- b. Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure."

UTILITY AND MISCELLANEOUS GROUP U BUILDINGS AND STRUCTURES – Buildings and structures of an accessory character and miscellaneous structures not classified in any special occupancy, as described in ASCE 24.

VARIANCE – A grant of relief from the requirements of this section which permits construction in a manner otherwise prohibited by this section where specific enforcement would result in unnecessary hardship.

VIOLATION – A development that is not fully compliant with these regulations or the flood provisions of the building code. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this ordinance is presumed to be in violation until such time as that documentation is provided.

WATER SURFACE ELEVATION – the height, in relation to the North American Vertical Datum (NAVD) of 1988, (or other datum, where specified) of floods of various magnitudes and frequencies in the flood plains of coastal or riverine areas.

WATERCOURSE. A river, creek, stream, channel, or other topographic feature in, on, through, or over which water flows at least periodically.

WET FLOODPROOFING – Floodproofing method that relies on the use of flood damage resistant materials and construction techniques in areas of a structure that are below the Local Design Flood Elevation by intentionally allowing them to flood. The application of wet floodproofing as a flood protection technique under the National Flood Insurance Program (NFIP) is limited to enclosures below elevated residential and non-residential structures and to accessory and agricultural structures that have been issued variances by the community.

§ 221-301 SUBDIVISIONS AND OTHER DEVELOPMENTS

§ 221-301.1 General. Any subdivision proposal, including proposals for manufactured home parks and subdivisions, or other proposed new development in a flood hazard area shall be reviewed to assure that:

- (1) All such proposals are consistent with the need to minimize flood damage.
- (2) All public utilities and facilities, such as sewer, gas, electric and water systems are located and constructed to minimize or eliminate flood damage.
- (3) Adequate drainage is provided to reduce exposure to flood hazards; in Zones AH and AO, adequate drainage paths shall be provided to guide floodwater around and away from structures.

§ 221-301.2 Subdivision requirements. Where any portion of proposed subdivisions, including manufactured home parks and subdivisions, lies within a flood hazard area, the following shall be required:

- (1) The flood hazard area, including floodways, coastal high hazard areas, and Coastal A Zones, and base flood elevations, as appropriate, shall be delineated on tentative subdivision plats.
- (2) Residential building lots shall be provided with adequate buildable area outside the floodway.
- (3) The design criteria for utilities and facilities set forth in these regulations and appropriate codes shall be met.

§ 221-401 SITE IMPROVEMENT

§ 221-401.1 Encroachment in floodways. Development, land disturbing activity, and encroachments in floodways shall not be authorized unless it has been demonstrated through hydrologic and hydraulic analyses required in accordance with § 221-105.3(1) of these regulations, that the proposed encroachment will not result in any increase in the base flood level during occurrence of the base flood discharge. If § 221-105.3(1) is satisfied, proposed elevation, addition, or reconstruction of a lawfully existing structure within a floodway shall also be in accordance with § 221-801.2 of this ordinance and the floodway requirements of N.J.A.C. 7:13.

§ 221-401.1.1 Prohibited in floodways. The following are prohibited activities:

- (1) The storage of unsecured materials is prohibited within a floodway pursuant to N.J.A.C. 7:13.
- (2) Fill and new structures are prohibited in floodways per N.J.A.C. 7:13.

§ 221-401.2 Sewer facilities. All new and replaced sanitary sewer facilities, private sewage treatment plants (including all pumping stations and collector systems) and on-site waste disposal systems shall be designed in accordance with the New Jersey septic system regulations contained in N.J.A.C. 14A and N.J.A.C. 7:9A, the UCC Plumbing Subcode (N.J.A.C. 5:23) and Chapter 7, ASCE 24, to minimize or eliminate infiltration of floodwater into the facilities and discharge from the facilities into flood waters, or impairment of the facilities and systems.

§ 221-401.3 Water facilities. All new and replacement water facilities shall be designed in accordance with the New Jersey Safe Drinking Water Act (N.J.A.C. 7:10) and the provisions of Chapter 7 ASCE 24, to minimize or eliminate infiltration of floodwater into the systems.

§ 221-401.4 Storm drainage. Storm drainage shall be designed to convey the flow of surface

waters to minimize or eliminate damage to persons or property.

§ 221-401.5 Streets and sidewalks. Streets and sidewalks shall be designed to minimize potential for increasing or aggravating flood levels.

§ 221-401.6 Limitations on placement of fill. Subject to the limitations of these regulations, fill shall be designed to be stable under conditions of flooding including rapid rise and rapid drawdown of floodwater, prolonged inundation, and protection against flood-related erosion and scour. In addition to these requirements, when intended to support buildings and structures (Zone A only), fill shall comply with the requirements of the UCC (N.J.A.C. 5:23). Proposed fill and encroachments in flood hazard areas shall comply with the flood storage displacement limitations of N.J.A.C. 7:13.

§ 221-401.7 Hazardous Materials. The placement or storage of any containers holding hazardous substances in a flood hazard area is prohibited unless the provisions of N.J.A.C. 7:13 which cover the placement of hazardous substances and solid waste is met.

§ 221-501 MANUFACTURED HOMES

§ 221-501.1 General. All manufactured homes installed in flood hazard areas shall be installed pursuant to the Nationally Preemptive Manufactured Home Construction and Safety Standards Program (24 CFR 3280).

§ 221-501.2 Elevation. All new, relocated, and replacement manufactured homes to be placed or substantially improved in a flood hazard area shall be elevated such that the bottom of the frame is elevated to or above the elevation specified in § 221-801.2.

§ 221-501.3 Foundations. All new, relocated, and replacement manufactured homes, including substantial improvement of existing manufactured homes, shall be placed on foundations as specified by the manufacturer only if the manufacturer's installation instructions specify that the home has been designed for flood-resistant considerations and provides the conditions of applicability for velocities, depths, or wave action as required by 24 CFR Part 3285-302. The Floodplain Administrator is authorized to determine whether the design meets or exceeds the performance necessary based upon the proposed site location conditions as a precondition of issuing a flood damage prevention permit. If the Floodplain Administrator determines that the home's performance standards will not withstand the flood loads in the proposed location, the applicant must propose a design certified by a New Jersey licensed design professional and in accordance with 24 CFR 3285.301 (c) and (d) which conforms with ASCE 24, the accepted standard of engineering practice for flood resistant design and construction.

§ 221-501.4 Anchoring. All new, relocated, and replacement manufactured homes to be placed or substantially improved in a flood hazard area shall be installed using methods and practices which minimize flood damage and shall be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.

§ 221-501.5 Enclosures. Fully enclosed areas below elevated manufactured homes shall comply with the requirements of § 221-801.2.

§ 221-501.6 Protection of mechanical equipment and outside appliances. Mechanical equipment and outside appliances shall be elevated to or above the elevation of the bottom of

the frame required in § 221-801.2 of these regulations.

Exception. Where such equipment and appliances are designed and installed to prevent water from entering or accumulating within their components and the systems are constructed to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding up to the elevation required by § 221-801.2, the systems and equipment shall be permitted to be located below that elevation. Electrical wiring systems shall be permitted below the design flood elevation provided they conform to the provisions of NFPA 70 (National Electric Code).

§ 221-601 RECREATIONAL VEHICLES

§ 221-601.1 Placement prohibited. The placement of recreational vehicles shall not be authorized in coastal high hazard areas and in floodways.

§ 221-601.2 Temporary placement. Recreational vehicles in flood hazard areas shall be fully licensed and ready for highway use and shall be placed on a site for less than 180 consecutive days.

§ 221-601.3 Permanent placement. Recreational vehicles that are not fully licensed and ready for highway use, or that are to be placed on a site for more than 180 consecutive days, shall meet the requirements of § 221-801.2 for habitable buildings and § 221-501.3.

§ 221-701 TANKS

§ 221-701.1 Tanks. Underground and above-ground tanks shall be designed, constructed, installed, and anchored in accordance with ASCE 24 and N.J.A.C. 7:13.

§ 221-801 OTHER DEVELOPMENT AND BUILDING WORK

§ 221-801.1 General requirements for other development and building work. All development and building work, including man-made changes to improved or unimproved real estate for which specific provisions are not specified in these regulations or the Uniform Construction Code (N.J.A.C. 5:23), shall:

- (1) Be located and constructed to minimize flood damage;
- (2) Meet the limitations of § 221-105.3(1) of this ordinance when located in a regulated floodway;
- (3) Be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic and hydrodynamic loads, including the effects of buoyancy, during the conditions of flooding up to the Local Design Flood Elevation determined according to § 221-102.3;
- (4) Be constructed of flood damage-resistant materials as described in ASCE 24 Chapter 5;
- (5) Have mechanical, plumbing, and electrical systems above the Local Design Flood Elevation determined according to § 221-102.3 or meet the requirements of ASCE 24 Chapter 7 which requires that attendant utilities are located above the Local Design Flood Elevation unless the attendant utilities and equipment are:
 - i. Specifically allowed below the Local Design Flood Elevation; and
 - ii. Designed, constructed, and installed to prevent floodwaters, including any

backflow through the system from entering or accumulating within the components.

- (6) Not exceed the flood storage displacement limitations in fluvial flood hazard areas in accordance with N.J.A.C. 7:13; and
- (7) Not exceed the impacts to frequency or depth of offsite flooding as required by N.J.A.C. 7:13 in floodways.

§ 221-801.2 Requirements for Habitable Buildings and Structures.

- (1) Construction and Elevation in A Zones not including Coastal A Zones.
 - a. No portion of a building is located within a V Zone.
 - b. No portion of a building is located within a Coastal A Zone, unless a licensed design professional certifies that the building's foundation is designed in accordance with ASCE 24, Chapter 4.
 - c. All new construction and substantial improvement of any habitable building (as defined in § 221-201) located in flood hazard areas shall have the lowest floor, including basement, together with the attendant utilities (including all electrical, heating, ventilating, air-conditioning and other service equipment) and sanitary facilities, elevated to or above the Local Design Flood Elevation as determined in § 221-102.3, be in conformance with ASCE Chapter 7, and be confirmed by an Elevation Certificate.
 - d. All new construction and substantial improvements of non-residential structures shall:
 - i. Have the lowest floor, including basement, together with the attendant utilities (including all electrical, heating, ventilating, air-conditioning and other service equipment) and sanitary facilities, elevated to or above the Local Design Flood Elevation as determined in § 221-102.3, be in conformance with ASCE Chapter 7, and be confirmed by an Elevation Certificate; or
 - ii. Together with the attendant utility and sanitary facilities, be designed so that below the Local Design Flood Elevation, the structure:
 - 1. Meets the requirements of ASCE 24 Chapters 2 and 7; and
 - 2. Is constructed according to the design plans and specifications provided at permit application and signed by a licensed design professional, is certified by that individual in a Floodproofing Certificate, and is confirmed by an Elevation Certificate.
 - e. All new construction and substantial improvements with fully enclosed areas below the lowest floor shall be used solely for parking of vehicles, building access, or storage in an area other than a basement and which are subject to flooding. Enclosures shall:
 - i. For habitable structures, be situated at or above the adjoining exterior grade along at least one entire exterior wall, in order to provide positive drainage of the enclosed area in accordance with N.J.A.C. 7:13; enclosures (including crawlspaces and basements) which are below grade on all sides are prohibited;

- ii. Be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters unless the structure is non-residential and the requirements of § 221-801.2.1(d)ii are met;
- iii. Be constructed to meet the requirements of ASCE 24 Chapter 2;
- iv. Have openings documented on an Elevation Certificate; and
- v. Have documentation that a deed restriction has been obtained for the lot if the enclosure is greater than six feet in height. This deed restriction shall be recorded in the Office of the County Clerk or the Registrar of Deeds and Mortgages in which the building is located, shall conform to the requirements in N.J.A.C.7:13, and shall be recorded within 90 days of receiving a Flood Hazard Area Control Act permit or prior to the start of any site disturbance (including pre-construction earth movement, removal of vegetation and structures, or construction of the project), whichever is sooner. Deed restrictions must explain and disclose that:
 - 1. The enclosure is likely to be inundated by floodwaters which may result in damage and/or inconvenience.
 - 2. The depth of flooding that the enclosure would experience to the Flood Hazard Area Design Flood Elevation;
 - 3. The deed restriction prohibits habitation of the enclosure and explains that converting the enclosure into a habitable area may subject the property owner to enforcement;

§ 221-801.3 Garages and accessory storage structures. Garages and accessory storage structures shall be designed and constructed in accordance with the Uniform Construction Code.

§ 221-801.4 Fences. Fences in floodways that have the potential to block the passage of floodwater, such as stockade fences and wire mesh fences, shall meet the requirements of § 221-105.3(1) of these regulations. Pursuant to N.J.A.C. 7:13, any fence located in a floodway shall have sufficiently large openings so as not to catch debris during a flood and thereby obstruct floodwaters, such as barbed-wire, split-rail, or strand fence. A fence with little or no open area, such as a chain link, lattice, or picket fence, does not meet this requirement. Foundations for fences greater than 6 feet in height must conform with the Uniform Construction Code. Fences for pool enclosures having openings not in conformance with this section but in conformance with the Uniform Construction Code to limit climbing require a variance as described in § 221-107 of this ordinance.

§ 221-801.5 Retaining walls, sidewalks, and driveways. Retaining walls, sidewalks and driveways that involve placement of fill in floodways shall meet the requirements of § 221-105.3(1) of these regulations and N.J.A.C. 7:13.

§ 221-801.6 Swimming pools. Swimming pools shall be designed and constructed in accordance with the Uniform Construction Code. Above-ground swimming pools and below-ground swimming pools that involve placement of fill in floodways shall also meet the requirements of § 221-105.3(1) of these regulations. Above-ground swimming pools are prohibited in floodways by N.J.A.C. 7:13.

§ 221-801-7 Roads and watercourse crossings.

- (1) For any railroad, roadway, or parking area proposed in a flood hazard area, the travel surface shall be constructed at least one foot above the Flood Hazard Area Design Elevation in accordance with N.J.A.C. 7:13.

- (2) Roads and watercourse crossings that encroach into regulated floodways or riverine waterways with base flood elevations where floodways have not been designated, including roads, bridges, culverts, low- water crossings and similar means for vehicles or pedestrians to travel from one side of a watercourse to the other side, shall meet the requirements of § 221-105.3(1) of these regulations.

§ 221-901 TEMPORARY STRUCTURES AND TEMPORARY STORAGE

§ 221-901.1 Temporary structures. Temporary structures shall be erected for a period of less than 180 days. Temporary structures shall be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the base flood. Fully enclosed temporary structures shall have flood openings that are in accordance with ASCE 24 to allow for the automatic entry and exit of flood waters.

§ 221-901.2 Temporary storage. Temporary storage includes storage of goods and materials for a period of less than 180 days. Stored materials shall not include hazardous materials.

§ 221-901.3 Floodway encroachment. Temporary structures and temporary storage in floodways shall meet the requirements of § 221-105.3(1) of these regulations.

§ 221-1001 UTILITY AND MISCELLANEOUS GROUP U

§ 221-1001.1 Utility and Miscellaneous Group U. In accordance with Section 312 of the International Building Code, Utility and Miscellaneous Group U includes buildings and structures that are accessory in character and miscellaneous structures not classified in any specific occupancy in the Building Code, including, but not limited to, agricultural buildings, aircraft hangars (accessory to a one- or two-family residence), barns, carports, communication equipment structures (gross floor area less than 1,500 sq. ft.), fences more than 6 feet (1829 mm) high, grain silos (accessory to a residential occupancy), livestock shelters, private garages, retaining walls, sheds, stables, tanks and towers.

§ 221-1001.2 Flood loads. Utility and miscellaneous Group U buildings and structures, including substantial improvement of such buildings and structures, shall be anchored to prevent flotation, collapse or lateral movement resulting from flood loads, including the effects of buoyancy, during conditions up to the Local Design Flood Elevation as determined in § 221-102.3.

§ 221-1001.3 Elevation. Utility and miscellaneous Group U buildings and structures, including substantial improvement of such buildings and structures, shall be elevated such that the lowest floor, including basement, is elevated to or above the Local Design Flood Elevation as determined in § 221-102.3 and in accordance with ASCE 24. Utility lines shall be designed and elevated in accordance with N.J.A.C. 7:13.

§ 221-1001.4 Enclosures below base flood elevation. Fully enclosed areas below the design flood elevation shall be constructed in accordance with § 221-801.2 and with ASCE 24 for new construction and substantial improvements. Existing enclosures such as a basement or crawlspace having a floor that is below grade along all adjoining exterior walls shall be abandoned, filled-in, and/or otherwise modified to conform with the requirements of N.J.A.C. 7:13 when the project has been determined to be a substantial improvement by the Floodplain Administrator.

§ 221-1001.5 Flood-damage resistant materials. Flood-damage-resistant materials shall be

used below the Local Design Flood Elevation determined in § 221-102.3.

§ 221-1001.6 Protection of mechanical, plumbing, and electrical systems. Mechanical, plumbing, and electrical systems, equipment and components, heating, ventilation, air conditioning, plumbing fixtures, duct systems, and other service equipment, shall be elevated to or above the Local Design Flood Elevation determined in § 221-102.3.

Exception: Electrical systems, equipment and components, and heating, ventilating, air conditioning, and plumbing appliances, plumbing fixtures, duct systems, and other service equipment shall be permitted to be located below the Local Design Flood Elevation provided that they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to the Local Design Flood Elevation in compliance with the flood-resistant construction requirements of ASCE 24. Electrical wiring systems shall be permitted to be located below the Local Design Flood Elevation provided they conform to the provisions of NFPA 70 (National Electric Code).

SECTION 3. SEVERABILITY.

Where any section, subsection, sentence, clause, or phrase of these regulations is, for any reason, declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the regulations as a whole, or any part thereof, other than the part so declared.

SECTION 4. EFFECTIVE DATE.

I, Kelley D. Smith, Registered Municipal Clerk of the Township of Harmony, County of Warren, State of New Jersey, do hereby certify that this is a true copy of an Ordinance introduced by Title Only by the Township Committee of the Township of Harmony at their regular meeting held on January 10, 2023 and will be considered for adoption on second reading at their regular meeting held on February 7, 2023, at or near 6:00 PM in the Harmony Township Municipal Building located at 3003 Belvidere Road, Phillipsburg, New Jersey 08865. This Ordinance shall take effect upon final passage and publication as required by law.

Kelley D. Smith
Township Clerk

